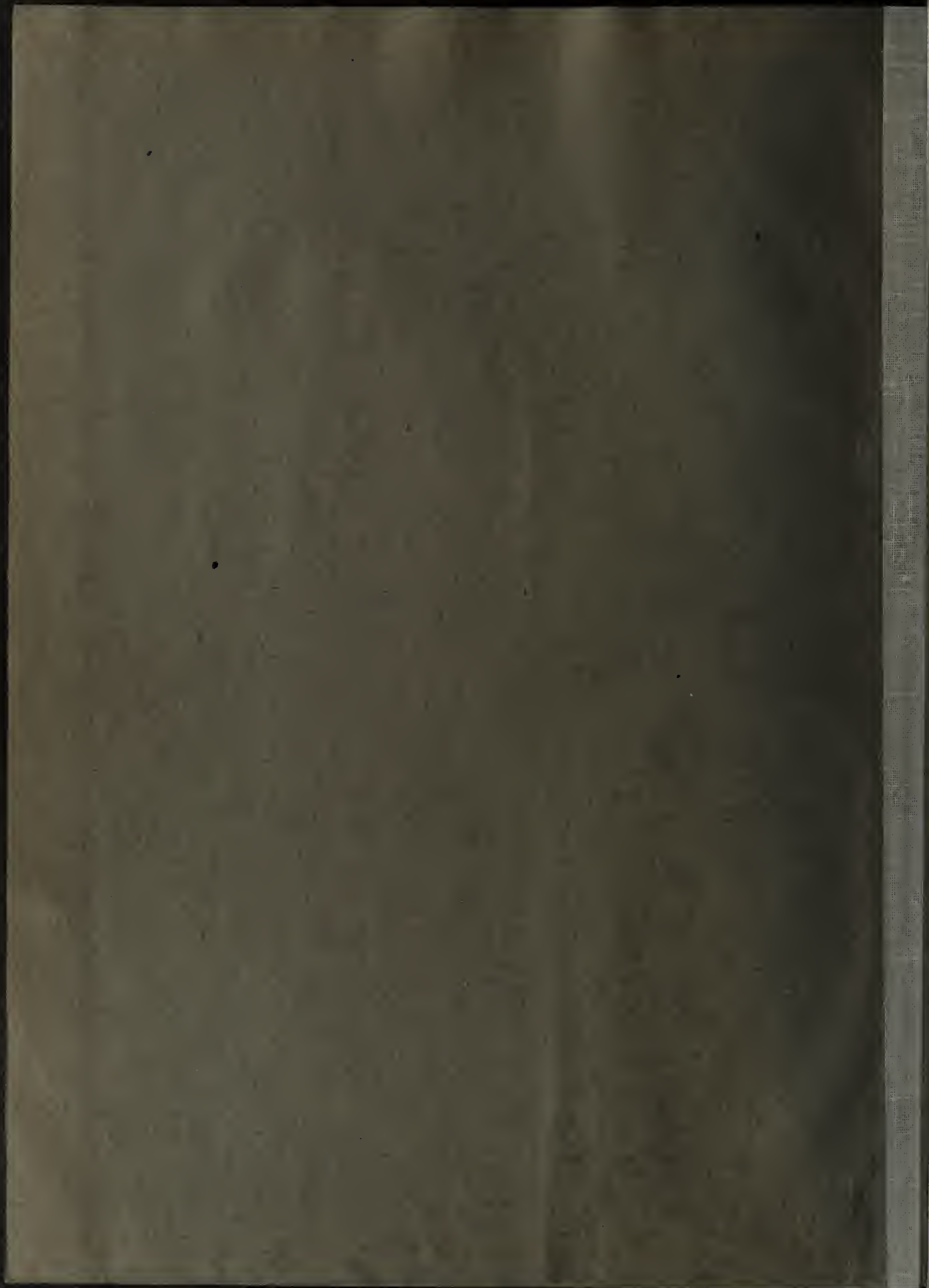
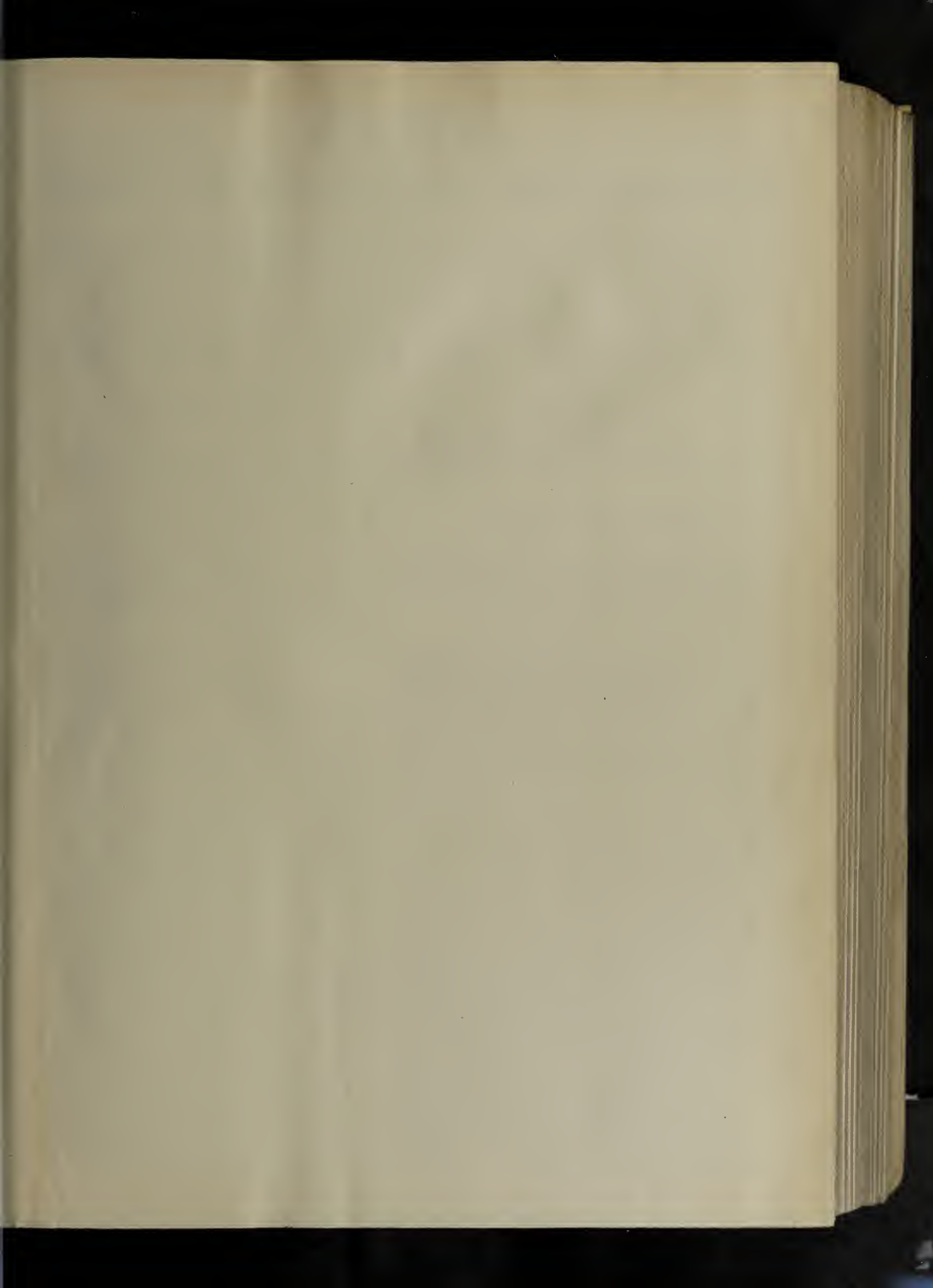


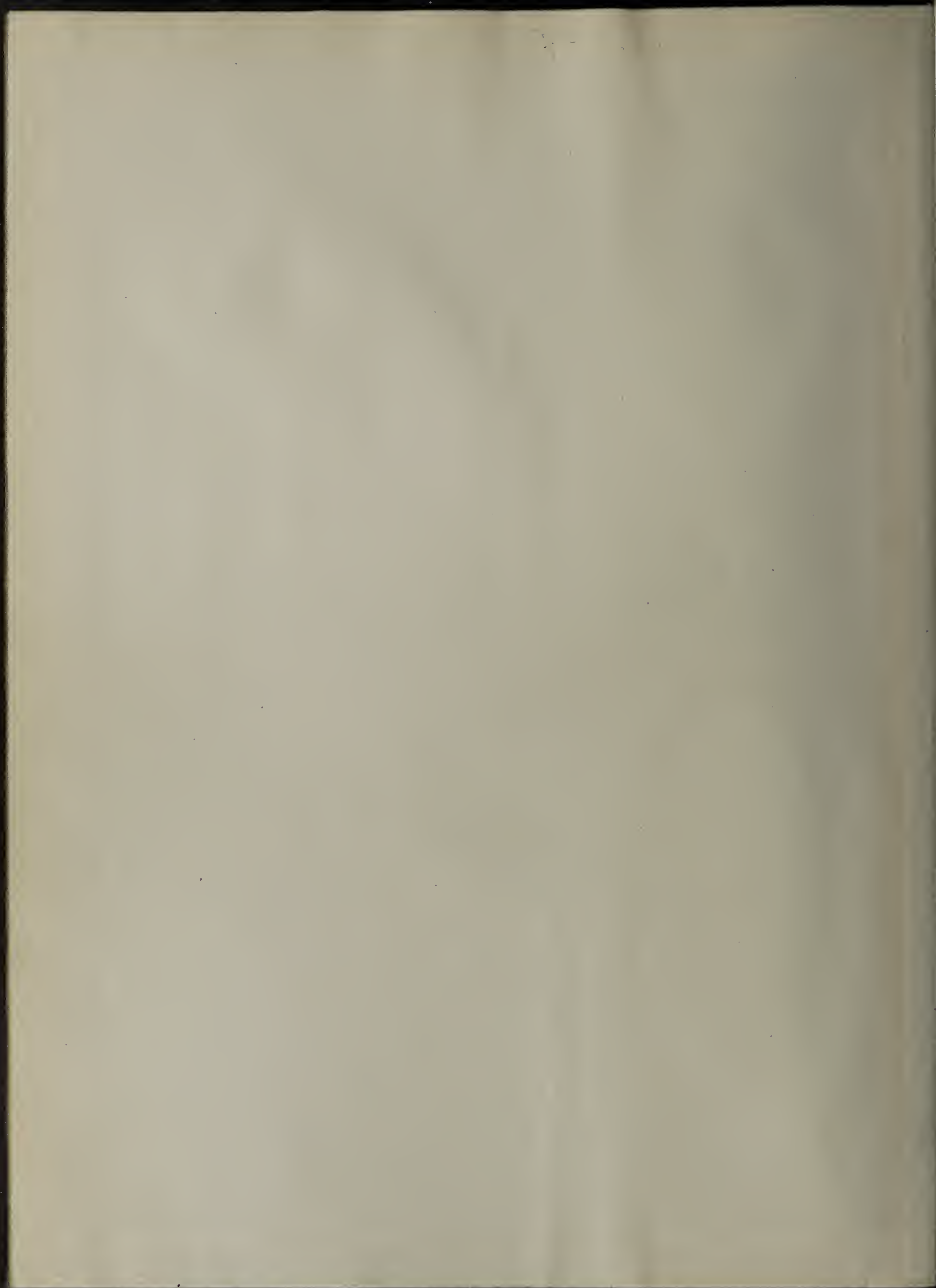
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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 1

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Notices in Building Zone Cases.

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Fire Retarding Rules.

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Reserve Calendar.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

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Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION OF THE

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Wednesday, January 4, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, January 10, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed Week Ending December 28, 1927.

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected.</i>
1345-27-A.....	F.D.....	3336 161st st., Flushing, Q., Alt. 4381-27
1344-27-A.....	F.D.....	1125 Grand Concourse, Bx., L. C. 40009
1343-27-SA.....	F.D.....	Doran Oil Burner, Appliance
1342-27-S.....	F.D.....	3648 Park ave., Bx., L. D. 22680
1341-27-A.....	F.D.....	Foot of Marine st., City Island, Bx., F-24759
1340-27-BZ.....	B.B.M....	4582-4588 Broadway, Man., N. B. 525-27
1339-27-BZ.....	F.D.....	1605-1611 Coney Island ave., Bklyn., Alt. 4130-27
1338-27-S.....	F.D.....	1985-1993 Jerome ave., Bx., L. D. 29021 & 29022
1337-27-S.....	B.B.M....	158-162 W. 26th st., Man., N. B. 540-27
1336-27-BZ.....	B.B.B....	1785-1789 Bushwick ave., Bklyn., Applic. 21473
1335-27-A.....	F.D.....	163 Bowery, Man., F-27157
1334-27-A.....	F.D.....	7-15 Richards st., Bklyn., F-24142
1333-27-S.....	F.D.....	7-15 Richards st., Bklyn., L. D. 24146
1332-27-A.....	F.D.....	3501-3507 Vernon ave., L. I. C., Q., F-12386
1331-27-A.....	F.D.....	389-393 Avenue A, Man., L. C. 40347
1330-27-S.....	B.B.M....	334-336 Seventh ave., Man., Alt. 107-27
1329-27-BZ.....	F.D.....	137-08 101st st., West Jamaica, Q., Alt. 4347-27
1328-27-A.....	F.D.....	880 Utica ave., Bklyn., Alt. 4128-27
1327-27-BZ.....	B.B.Bx...	1421 Needam ave., Bx., Viol. 2161-24
1326-27-BZ.....	B.B.Bx...	Southeast corner of Boston rd. & Herring ave., Bx., N. B. 2616-27
1325-27-BZ.....	B.B.Bx...	1800 Bronxdale ave., Bx., N. B. 2617-27
1324-27-A.....	F.D.....	1430-1440 39th st., Bklyn., L. C. 98916
1323-27-S.....	F.D.....	135-153 W. 37th st., Man., L. D. 27962
1322-27-BZ.....	F.D.....	8100 Jerome ave., Woodhaven, Q., Alt. 4950-27
1321-27-A.....	F.D.....	253-263 Tillary st., Bklyn., F-29120
1320-27-BZ.....	B.B.B....	665-675 73rd st., Bklyn., Applic. 21747-27
1319-27-S.....	F.D.....	7-9 Lispenard st., Man., L. D. 28975
1318-27-A.....	F.D.....	2-30 Lorraine st., Bklyn., F-83492

1317-27-A.....F.D.....223 Waverly pl., Man.,
F-182, F-183, F-7379 &
F-7380

Restored to Calendar.

906-27-BZ.....B.B.M....440-446 W. 204th st., Man.,
N. B. 341-27
105-27-BZ.....F.D.....301-303 Mulberry st., Man.,
Alt. 153-27
573-26-BZ.....B.B.Bx...636 East Fordham rd., Bx.,
N. B. 1514-26

CODE.

F.D.....Fire Department
H.D.....Health Department
B.B.B.....Bureau of Buildings, Brooklyn
B.B.M.....Bureau of Buildings, Manhattan
B.B.Q.....Bureau of Buildings, Queens
B.B.R.....Bureau of Buildings, Richmond
B.B.Bx.....Bureau of Buildings, Bronx
T.H.D.....Tenement House Department

CALL OF CLERK'S CALENDAR

WEDNESDAY, JANUARY 4, 1928, AT 2 P. M.

Building Zone Cases.

869-27-BZ.
APPLICANT—William Shary, for Hartney Realty Co.,
Inc., owner.
PREMISES—1082-1090 Ogden avenue, The Bronx.
APPLICATION, under sections 7e and 21 of the building
zone resolution,
TO PERMIT in a business use and "B" area district the
erection and maintenance of a garage for the
storage of more than five (5) motor vehicles, and
also the omission of the rear yard required under
the zone resolution.

895-27-BZ.
APPLICANT—John J. Dunnigan, for Macombs Realty
Corp., owner.
PREMISES—65 Featherbed lane, The Bronx.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a residence district the alteration and
conversion of occupancy of the first story of an
existing apartment house from residence to business
use (stores).

1267-27-BZ.
APPLICANT—David Porter, for Forest Hills Masonic
Guild, Inc., owner.
PREMISES—Northeast corner of Queens boulevard and
71st street, Forest Hills, Borough of Queens.
APPLICATION, under sections 7e and 21 of the building
zone resolution,
TO PERMIT in a residence district, extending from a
business district, the alteration and extension in
height of a fraternity lodge building.

896-27-BZ.
APPLICANT—Edward P. Doyle, for Charles Sengen,
owner.
PREMISES—13-15 Sumpter street, Brooklyn.
APPLICATION, under sections 7a, 7b and 21 of the build-
ing zone resolution,

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TO PERMIT in a business district the extension in area and height of an existing building occupied as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

903-27-BZ.

APPLICANT—Edwin C. Georgi, for Licht Realty Co., Inc., owner.

PREMISES—26-34 Sherman avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

915-27-BZ.

APPLICANT—William F. Doyle, for Ellgold Realty Corp., owner.

PREMISES—Northeast corner of West 166th street and Ogden avenue, The Bronx.

APPLICATION, under sections 7a, 7b, 7e and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

924-27-BZ.

APPLICANT—Abraham Cohen, owner.

PREMISES—111-02 and 111-04 101st avenue, Richmond Hill, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

941-27-BZ.

APPLICANT—William F. Doyle, for Builders Garage Corp., owner.

PREMISES—1104-1112 Pacific street, Brooklyn.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

JANUARY 4, 1928, 10 A. M.

Appeals from Administrative Orders.

650-27-A—638-660 Ocean avenue, Brooklyn.

792-27-A—768-772 Pacific street, Brooklyn.

875-27-A—Foot of East Pilot street (Building No. 4), City Island, The Bronx.

876-27-A—Foot of East Pilot street (Building No. 9), City Island, The Bronx.

882-27-A—117 Fulton street, Brooklyn.

1247-27-A—729 Seventh avenue, Manhattan.

1248-27-A—729 Seventh avenue, Manhattan.

804-27-A—331-335 East 107th street and 324-328 East 108th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, January 4, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 829-27-BZ—Application, July 21, 1927, under section 21 of the building zone resolution,

of James Whitford, applicant, on behalf of Isle Theatrical Co., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a theatre and office building; premises north side of Hyatt street, 100 ft. east of St. Marks place, St. George, Borough of Richmond.

CAL. NO. 514-27-BZ—Application, May 10, 1927, under sections 7e and 21 of the building zone resolution, of Morris Lubitz, applicant on behalf of Philip Lerch, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 4550 White Plains avenue, The Bronx.

CAL. NO. 550-27-BZ—Application, May 17, 1927, under section 21 of the building zone resolution, of Cainhart Realty Corp., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2035-2039 Williamsbridge road, The Bronx.

CAL. NO. 806-27-BZ—Application, July 12, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Rostfel Realty Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises northeast corner of Kings Highway and Stillwell avenue, Brooklyn.

CAL. NO. 510-27-BZ—Application, May 9, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Alden Terrace Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

CAL. NO. 846-27-BZ—Application, July 25, 1927, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Mere Holding Corp., owner, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; premises east side of Webster avenue, 1,093.40 ft. north of Burke avenue, The Bronx.

CAL. NO. 358-26-BZ—Application, April 23, 1926, under sections 7c, 7d and 21 of the building zone resolution, of New York Telephone Co., applicant and owner (for amendment and modification of the previous resolution), to permit the extension, from a business district into a residence district, of a proposed telephone exchange building; premises south side of East 175th street, between Grand Concourse and Walton avenue, The Bronx.

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CAL. NO. 831-27-BZ—Application, July 21, 1927, under sections 7c and 21 of the building zone resolution, of William H. Ludwig, applicant, on behalf of Avenue D Building Co., Inc., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3110-3124 Avenue H. south side of Avenue H, from Flatbush avenue to East 32nd street, Brooklyn.

CAL. NO. 642-27-BZ—Application, June 7, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, substituted for David Kugel, applicant, on behalf of Estate of Arthur H. Sellinger, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied); premises 340-360 Amboy street, southwest corner of Livonia avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

JANUARY 4, 1928, 2 P. M.

Petitions for Variations.

648-27-S—9-11 East 38th street, Manhattan.
757-27-S—43-51 West 36th street, Manhattan.
797-27-S—212-216 West 35th street (9th floor), Manhattan.
798-27-S—37-39 West 57th street, Manhattan.
1118-27-S—127-131 West 33rd street, Manhattan.
836-27-S—315-321 West 39th street, Manhattan.
837-27-S—273 West 39th street and 600-604 Eighth avenue, Manhattan.
845-27-S—16 East 56th street, Manhattan.
848-27-S—132-134 West 22nd street, Manhattan.
867-27-S—6-8 West 18th street, Manhattan.
950-27-S—227-229 West 29th street, Manhattan.
1271-27-S—42-50 West 39th street, Manhattan.
641-27-S—607-609 Fifth avenue, Manhattan.
720-27-S—680-688 Sixth avenue and 59-65 West 39th street, Manhattan.

Appliance Submitted for Approval.

1062-27-SA—Watkins Closed Circuit Sprinkler Alarm, approval of.

FRIDAY, JANUARY 6, 1928, AT 2 P. M.

SPECIAL MEETING.

Rules.

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

CALL OF CLERK'S CALENDAR

TUESDAY, JANUARY 10, 1928, AT 2 P. M.

Building Zone Cases.

833-27-BZ.

APPLICANT—McCooey & Conroy, for Beth Hakanesseth Talmud Torah of Kings Highway, Inc., owner.

PREMISES—1202-1218 Avenue P and 1611 East 12th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in an "E" area and residence district the erection and maintenance of a building less than ten (10) feet from the street line, and to occupy more than fifty (50) per cent of the area of the lot and also provided with a yard of less area than required by the zone resolution.

855-27-BZ.

APPLICANT—Harry H. Holler, for Anna C. Bingler, owner.

PREMISES—Northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

863-27-BZ.

APPLICANT—Gardiner Conroy, for Samuel Axelrod, owner.

PREMISES—1301-1319 65th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

914-27-BZ.

APPLICANT—William Cramer, for Loretta Cramer Ewart, owner.

PREMISES—1713-1719 Jerome avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in an unrestricted district, the maintenance of a motor vehicle repair shop.

960-27-BZ.

APPLICANT—William F. Doyle, for Thomas Realty Co., owner.

PREMISES—East side of Boston road, 122.08 ft. south of Vyse avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1270-27-BZ.

APPLICANT—Mortimer E. Freehof, for Congregation Beth Elohim, owner.

PREMISES—169-179 Eighth avenue and 276 Garfield place, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a "D" area district, extending from a "B" area district, and also in a residence district, the erection and maintenance of a building occupying a greater per cent of the area of the lot than that permitted under the zone resolution.

JANUARY 10, 1928, 10 A. M.

Appeals from Administrative Orders.

343-27-A—849 East 24th street, Brooklyn.

CALENDAR

- 640-27-A—East side of 11th avenue, between 9th and 11th streets, Whitestone, Borough of Queens.
- 826-27-A—Bulkhead at City Pier, Canarsie Shore, Brooklyn.
- 857-27-A—482-504 Driggs avenue, 177-195 North 9th street and 182-198 North 10th street, Brooklyn.
- 888-27-A—355 Vernon avenue, Long Island City, Borough of Queens.
- 902-27-A—371 Walton avenue (rear), The Bronx.
- 911-27-A—7626 Narrows avenue, Brooklyn.
- 951-27-A—607-609 Hudson street, 324 West 12th street and 793 Greenwich street, Manhattan.
- 909-27-A—51-59 Otsego street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 10, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 859-27-BZ—Application, July 28, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Lea Construction Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3896-3906 Tenth avenue, southwest corner of Isham street, Manhattan.

CAL. NO. 569-27-BZ—Application, May 20, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Delaney & Otten Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Fourth avenue and 12th street, Brooklyn.

CAL. NO. 556-27-BZ—Application, May 17, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of Thomas M. Gilligan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of White Plains avenue and East Tremont avenue, The Bronx.

CAL. NO. 779-27-BZ—Application, July 6, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Dann Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2448-2462 Coney Island avenue, Brooklyn.

CAL. NO. 780-27-BZ—Application, July 6, 1927, under section 21 of the building zone resolution, of McCooey and Conroy, applicants, on behalf of Max J. Rosenthal, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 112-126 East 98th street, Brooklyn.

CAL. NO. 784-27-BZ—Application, July 7, 1927, under section 21 of the building zone resolution, of Louis Shapiro, applicant, on behalf of William Berman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 820-830 Empire boulevard and 793-803 Lefferts avenue, Brooklyn.

CAL. NO. 825-27-BZ—Application, July 18, 1927, under section 21 of the building zone resolution, of Richard Morrison, applicant and owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises southeast corner of Bronx boulevard and East 219th street, The Bronx.

CAL. NO. 858-27-BZ—Application, July 28, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Warren Laconia Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Seabury place, The Bronx.

CAL. NO. 772-27-BZ—Application, July 2, 1927, under section 7c of the building zone resolution, of Ernest M. Anderson, applicant, on behalf of The New York Athletic Club of the City of New York, owner, to permit the extension, from a business district into a residence district, of a proposed clubhouse with stores on the first story; premises 919-933 Seventh avenue, 175 West 58th street and 180 Central Park South, Manhattan.

CAL. NO. 835-27-BZ—Application, July 22, 1927, under section 21 of the building zone resolution, of Harry H. Holler, applicant, on behalf of John C. Barr, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Merrick road and Brookville road, Rosedale, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

JANUARY 10, 1928, 2 P. M.

Petitions for Variations.

- 336-27-S—7-9 West 36th street, Manhattan.
- 887-27-S—1 West 52nd street, Manhattan.
- 502-27-S—16-24 West 47th street, Manhattan.
- 740-27-S—513-515 Flushing avenue, Brooklyn.
- 775-27-S—226-228 East 37th street, Manhattan.
- 871-27-S—216-226 East 45th street, Manhattan.
- 874-27-S—537 Eighth avenue and 300 West 37th street, Manhattan.
- 883-27-S—346 Sixth avenue, Manhattan.
- 939-27-S—151 West 26th street, Manhattan.
- 953-27-S—1 East 28th street and 251 Fifth avenue, Manhattan.
- 959-27-S—37-47 Bogart street, Brooklyn.

Appliance Submitted for Approval.

- 957-27-SA—Goodspeed Automatic Oil Burner, approval of.

CALENDAR

CALL OF CLERK'S CALENDAR TUESDAY, JANUARY 17, 1928, AT 2 P. M.

Building Zone Cases.

802-27-BZ.

APPLICANT—Colonial Installation Corp., for Benjamin Sakren, owner.

PREMISES—380 Rogers avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

877-27-BZ.

APPLICANT—Louis Sheinart, for Gilchrist Realty Corp., owner.

PREMISES—Southwest corner of Prospect avenue and Terrace place, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1268-27-BZ.

APPLICANT—John W. Hahner, for 128 West 30th Street Corp., owner.

PREMISES—128-134 West 30th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a two times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

105-27-BZ.

APPLICANT—William F. Doyle, for Sobol Brothers, owners.

PREMISES—301-303 Mulberry street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

906-27-BZ.

APPLICANT—Edward P. Doyle, for Walter M. Donovan, owner.

PREMISES—3803-3809 Tenth avenue and 440-446 West 204th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously withdrawn).

573-26-BZ.

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner.

PREMISES—636 East Fordham road, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution (Reopened to amend and modify),

TO PERMIT the extension, from a business district into a residence district, of a proposed building to be used for business purposes.

JANUARY 17, 1928, 10 A. M.

Appeals from Administrative Orders.

808-27-A—129 East 73rd street, Manhattan.

839-27-A—560 West 173rd street, Manhattan.

840-27-A—115 East 95th street, Manhattan.

841-27-A—466 West 145th street, Manhattan.

818-27-A—251-257 West 75th street, Manhattan.

842-27-A—823 Utica avenue, Brooklyn.

849-27-A—Northeast corner of 126th street and 91st avenue, Richmond Hill, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 17, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 777-27-BZ—Application, July 5, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Miriam Gluck, owner, to permit in a residence district the erection and maintenance of a business building (stores); premises southeast corner of Villa avenue and East 204th street, The Bronx.

CAL. NO. 555-27-BZ—Application, May 17, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of Mary V. Dempsey, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Arnow avenue and Boston road, The Bronx.

CAL. NO. 834-27-BZ—Application, July 21, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Joseph E. Deinhardt, on behalf of Catherine G. Connolly, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 172-188 Grove street, Brooklyn.

CAL. NO. 844-27-BZ—Application, July 25, 1927, under section 7b of the building zone resolution, of Charles Kreymborg & Son, applicants, on behalf of Emil Mosbacher, owner, to permit the extension, from a business district into a residence district, of a proposed business building (stores); premises 3120-3130 Decatur avenue and 361-363 East 204th street, northeast corner, The Bronx.

CAL. NO. 1037-27-BZ—Application, September 22, 1927, under section 21 of the building zone resolution, of Daniel Campbell, Jr., architect and engineer, on behalf of Francis J. Hurley, owner, to permit in an "F" area and residence district the erection and maintenance of a building less than fifteen (15) feet from the street line, and also to provide a side yard having its width less than required by the zone resolution; premises 148-49 Kalmia street and 46-46 156th street, northwest corner, Flushing, Borough of Queens.

CAL. NO. 897-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of Harry Cook, applicant, on behalf of Keva Skodnick, owner, to permit in a residence district the erection and maintenance of a business building (stores);

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premises southwest corner of Hollis avenue and 191st street, Hollis, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

852-27-S—40-42 East 22nd street, Manhattan.

886-27-S—320-324 West 37th street, Manhattan.

Appliance Submitted for Approval.

814-27-SA—Elkhart Flush Type Siamese, approval of.

JANUARY 17, 1928, 2 P. M.

Petitions for Variations.

733-26-S—138-144 West 25th street, Manhattan.

752-27-S—2861-2865 Broadway, Manhattan.

800-27-S—120-122 East 59th street, Manhattan.

838-27-S—163 East 54th street, Manhattan.

JANUARY 24, 1928, 10 A. M.

Appeals from Administrative Orders.

873-27-A—581-593 Water street, Manhattan.

878-27-A—255-258 South street and 503-509 Water street, Manhattan.

942-27-A—252-262 West 40th street, Manhattan.

949-27-A—364 Manhattan avenue, Brooklyn.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING,

TUESDAY MORNING, DECEMBER 27, 1927.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.

The minutes of the special meeting of the board, held on Friday morning, December 16, 1927, the minutes of the special meeting of the board, held on Friday afternoon, December 16, 1927, the minutes of the regular meeting of the board, held on Tuesday morning, December 20, 1927, and the minutes of the regular meeting of the board, held on Tuesday afternoon, December 20, 1927, were approved as printed in the Bulletin, No. 52, Vol. XII.

APPEALS FROM ADMINISTRATIVE ORDERS.

808-27-A.

APPELLANT—Socony Burner Corporation, for Dr. H. E. Isaacs, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—129 East 73rd street, Manhattan.

APPEARANCES—

For Appellant: Albert W. Wilson.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to January 17, 1928, at 10 a. m., at request of appellant's representative.

839-27-A.

APPELLANT—Socony Burner Corp., for Anthony Andujar, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—560 West 173rd street, Manhattan.

APPEARANCES—

For Appellant: Albert W. Wilson.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to January 17, 1928, at 10 a. m., at request of appellant's representative.

840-27-A.

APPELLANT—Socony Burner Corp., for Frank C. Suarer, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—115 East 95th street, Manhattan.

APPEARANCES—

For Appellant: Albert W. Wilson.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to January 17, 1928, at 10 a. m., at request of appellant's representative.

841-27-A.

APPELLANT—Socony Burner Corp., for Gustave Schmidt, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—466 West 145th street, Manhattan.

APPEARANCES—

For Appellant: Albert W. Wilson.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to January 17, 1928, at 10 a. m., at request of appellant's representative.

1310-27-A.

APPELLANT—Edward Whitwell, lessee.

SUBJECT—Application for an early hearing—re appeal from decision of superintendent of buildings.

PREMISES AFFECTED—1120 East 177th street, The Bronx.

APPEARANCES—

For Appellant: Edward Whitwell.

ACTION OF BOARD—Appeal to grant early hearing denied.

THE VOTE TO GRANT EARLY HEARING—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

935-27-A

APPELLANT—Anna Curran, Gretha Hendrickson, et al., adjoining owners, Roman Catholic Diocese of Brooklyn, owner.

SUBJECT—Appeal from decision of the superintendent of buildings re revocation of permit No. 6909-27, issued by the superintendent of buildings.

PREMISES AFFECTED—1007-1015 Albany avenue, Brooklyn.

APPEARANCES—

For Appellant: None.

For Administration: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

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THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

RESOLUTION—

WHEREAS, the foregoing appellant has failed to complete his papers, though duly notified to do so;

Resolved, that the appeal be and it hereby is *dismissed* for lack of prosecution.

868-27-A.

APPELLANT—Moses H. Hoenig, for Bessie Goldstein, et al., owners.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—2149-2167 69th street, Brooklyn.

APPEARANCES—

For Appellant: Moses H. Hoenig.

ACTION OF BOARD—Appeal dismissed for lack of jurisdiction.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(868-27-A)

WHEREAS, Moses Hoenig, for Bessie Goldstein, et al., owner, filed July 29, 1927, an appeal with the board of standards and appeals, from a decision of the superintendent of buildings, affecting premises north side of 69th street, 153 ft. 4 in. west of Bay parkway, known as 2149-2167 69th street, Brooklyn; and

WHEREAS, the decision of the superintendent of buildings was a refusal to amend certificate of occupancy for the premises in question, and

WHEREAS, the board deemed that it has no jurisdiction in this matter,

Resolved, that the appeal be and it hereby is *dismissed* for lack of jurisdiction.

817-27-A.

APPELLANT—Samuel Rosenblum, for Linro Building Co., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—28-44 Lincoln road, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(817-27-A)

WHEREAS, Samuel Rosenblum, for Linro Building Company, owner, filed July 15, 1927, an appeal from the order of the fire commissioner, affecting premises 28-44 Lincoln road, Borough of Brooklyn, and

WHEREAS, the order of the fire commissioner, dated January 8, 1927 (Order No. 7545-LC), reads:

"1. Provide an approved standpipe line in accordance with plan No. 688-26 approved for fuel oil by the Fire department plans and specifications, in duplicate must be filed with and approved by this Department before the above work may be commenced.";

and

WHEREAS, the building is non-fireproof, 6 stories (62 ft.)

in height, 161 ft. 8½ in. by 87 ft. and 105 ft., irregular in depth, about 11,825 square feet in area; OCCUPIED as a tenement house, 14 apartments on each story; and

WHEREAS, the appellant claims that the standpipe order was issued as a result of an application to install a fuel oil system; the building is sub-divided into five floor areas by brick walls, the largest sub-divided area being 2,893 square feet; furthermore, the appellant contends that the building was erected under plans approved by the bureau of buildings and the tenement house department, and a certificate of occupancy has been issued by each department; and

WHEREAS, the premises involved have been completed in accordance with the tenement house law and certificates of occupancy from the tenement house department and the bureau of buildings have been issued and are in force, and

WHEREAS, the order of the fire commissioner is predicated on the installation of fuel oil burning equipment in substitution of coal heating apparatus,

Resolved, that the order of the fire commissioner be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the fuel oil burning equipment shall be installed in strict accordance with the fuel oil rules of the board of standards and appeals and that the building shall comply with and be maintained strictly in accordance with the tenement house law and the building code in all respects.

731-27-A.

APPELLANT—Worth, Inc., lessee.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—43-45 West 34th street and 64 West 35th street, Manhattan.

APPEARANCES—

For Appellant: Frank S. Winston.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(731-27-A)

WHEREAS, Worth, Inc., lessee, filed June 23, 1927, an appeal from an order of the fire commissioner affecting premises 43-45 West 34th street and 64 West 35th street, Borough of Manhattan, and

WHEREAS, the order of the fire commissioner, dated April 20, 1927 (Order No. 17894-E), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at east and west sides of building, or other approved protection, as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances.";

and

WHEREAS, the building is fireproof, 12 stories and pent-house in height, having a frontage of 50 ft. on West 34th street, 31 ft. on West 35th street and a depth of 200 ft.; OCCUPIED: 1st to 7th stories as department store sales-room for the sale of women's wearing apparel (10 persons being engaged at alterations upon same on the 3rd story, totalling approximately 200 persons; upper stories tenant factories designing women's clothes—approximately 35 persons per story; and

WHEREAS, there are 7 windows on each story above the first story, in the westerly wall of the building, within 50 feet of the roof of the 4-story extension roof of an adjoining 12-story fireproof building to the west, and four (4) windows on each story above the first story, in the

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east wall (facing the court) of the building within 30 ft. of openings in or within 50 ft. of the roof of the 8-story extension of an adjoining 12-story fireproof building to the east or within 50 ft. of the roof of an adjoining 4-story fireproof building to the east (34th street front); and

WHEREAS, appellant contends that the building forming the exposures are of fireproof construction and that the openings therein are all provided with fireproof windows; and

WHEREAS, there are but four windows on the westerly wall (equipped with steel frames and sash), the size of the glass being the only item involved,

Resolved, that the order of the fire commissioner be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that these openings shall be glazed with 1/4-inch polished plate glass; that all windows on the course of any shaft, stairhall or corridor shall be equipped in accordance with the requirements of the law; and, *granted* only as long as conditions, occupancy and use and the adjoining exposures remain unchanged.

BUILDING ZONE CASES.

777-27-BZ.

APPLICANT—John J. Dunnigan, for Miriam Gluck, owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building (stores).

PREMISES AFFECTED—Southeast corner of Villa avenue and East 204th street, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan and Martin Gollabier.

For Opposition: None.

ACTION OF BOARD—Laid over to January 17, 1928, at 10 a. m., for inspection and report by a committee of the board.

105-27-BZ.

APPLICANT—William F. Doyle, for Sobol Bros., owners.

SUBJECT—Application for reopening—restoration to calendar—previously withdrawn, re application (decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—301-303 Mulberry street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application restored to calendar and set for calendar call January 17, 1928, at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR AND SET FOR CALENDAR CALL—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

573-26-BZ.

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner.

SUBJECT—Application for reopening—amendment of resolution—re application (decision of superintendent of buildings), under sections 7-c and 21 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed building to be used for business purposes.

PREMISES AFFECTED—636 East Fordham road, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call January 17, 1928, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR CALENDAR CALL—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

906-27-BZ.

APPLICANT—Edward P. Doyle, for Walter M. Donovan, owner.

SUBJECT—Application for reopening—restoration to Calendar, having been previously withdrawn—re application (decision of superintendent of buildings), under section 21 of the building zone resolution, to permit the erection and maintenance of a public garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3803-3809 Tenth avenue and 440-446 West 204th street, Manhattan.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: None.

ACTION OF BOARD—Application restored to calendar and set for calendar call January 17, 1928, at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

829-27-BZ.

APPLICANT—James Whitford, for Isle Theatrical Co., owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre and office building.

PREMISES AFFECTED—North side of Hyatt street, 100 feet east of St. Marks place, St. George, Richmond.

APPEARANCES—

For Applicant: James Whitford and John C. Boylan.

For Opposition: None.

ACTION OF BOARD—Laid over to January 4, 1928, at 10 a. m., for full vote of board.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell and Holland..... 3

Negative: Commissioner Guilfoyle..... 1

Absent: Chief Kenlon..... 1

801-27-BZ.

APPLICANT—Cohen & Siegel, for M. Luskin, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3220-3238 Webster avenue, The Bronx.

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APPEARANCES—

For Applicant: R. A. Egan and Aaron Kaplan.
For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(801-27-BZ)

WHEREAS, Cohen & Siegel, for M. Luskin, Inc., owner, filed July 11, 1927, an application under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 3220-3238 Webster avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting December 27, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Webster avenue is in a business and residence district; Parkside place and East 207th street are in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 27, 1927 (N. B. 1456-1927), reads:

"Erection of public garage inside business district contrary to Sec. 4 of the Building Zone Resolution.";
and

WHEREAS, the proposed building is of fireproof construction, two stories in height, with a frontage of 213.32 ft. and a depth of 75.99 ft. and 70.49 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deems that applicant did not substantiate his basis of appeal, hardship, under section 21 of the building zone resolution,

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed* and the application be and it hereby is *denied*.

803-27-BZ.

APPLICANT—Edward P. Doyle, for Welsh Bros., owners.

SUBJECT—Application (re decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Laurel Hill boulevard and Betts avenue (58th street), Winfield, Borough of Queens.

APPEARANCES—

For Applicant: Edward P. Doyle.
For Opposition: Patrick J. McDonald and Nettie Burkhard.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(803-27-BZ)

WHEREAS, Edward P. Doyle, for Welsh Bros., owner, filed July 12, 1927, an application under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner Laurel Hill boulevard and Betts avenue (58th street), Winfield, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting December 27, 1927, after due notice by publication

in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Laurel Hill boulevard is business and residence; Betts avenue (58th street) is business and residence; and 58th place is residence; and

WHEREAS, the decision of the fire commissioner rendered June 30, 1927, re plan No. 1786-1927, reads:

"A gasoline service station may not be permitted in a business district.

"Appeal may be taken to the Board of Standards and Appeals.";

and

WHEREAS, it is proposed to erect an office, bury four 550-gallon storage tanks, and erect four pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deems that applicant did not substantiate his claim of hardship, under section 21 of the building zone resolution,

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed* and the application be and it hereby is *denied*.

615-27-BZ.

APPLICANT—William F. Doyle, for Ellgold Realty Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—West side of Ogden avenue, 242.55 feet north of W. 167th street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.
For Opposition: Louis W. Osterweis, James Duignan, Mr. Spellman.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(615-27-BZ)

WHEREAS, William F. Doyle, for Ellgold Realty Corp., owner, filed May 31, 1927, an application under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises, west side of Ogden avenue, 242.55 ft. north of West 167th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting December 27, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Ogden avenue, West 167th street, West 168th street and University avenue are all in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 24, 1927, reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, 1 story and basement in height, with a frontage of 125 ft. and a depth of 95 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deems that applicant has failed to substantiate his basis of appeal under section 7E of the building zone resolution,

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Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed* and the application be and it hereby is *denied*.

828-27-BZ.

APPLICANT—John J. Gilmartin, for Michael Vuolo, owner.

SUBJECT—Application (re decision of the fire commissioner), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2580 Boston Post road, The Bronx.

APPEARANCES—

For Applicant: John J. Gilmartin.

For Opposition: Richard E. Loud, Anton Gro-nich, Leo Belin and Edward Larkin.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(828-27-BZ)

WHEREAS, John J. Gilmartin, for Michael Vuolo, owner, filed July 20, 1927, an application under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 2580 Boston Post road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting December 27, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Boston road is business; Matthews avenue is residence, and Barnes avenue is residence; and

WHEREAS, the decision of the fire commissioner rendered June 2, 1927, re Plan No. 1531-1927, reads:

"A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals.";

and

WHEREAS, it is proposed to erect an office, bury two 550-gallon storage tanks and erect three pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the grounds of hardship and practical difficulty;

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

200-26-BZ.

APPLICANT—William F. Doyle, substituted for Edward P. Doyle, for W. & L. Auto Garage Co., Inc., owner.

SUBJECT—Application for reconsideration, having been previously denied—re application (decision of the superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—298-306 Lexington avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle and Sam Witkin.

For Opposition: Samuel D. Isaacson, Edward J. Sheedy, Michael J. McMahon, John F. Poppka and Mary Frances Anderson.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle 2

Negative: Chairman Walsh and Commissioner Connell 2

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(200-26-BZ)

WHEREAS, William F. Doyle, substituted for Edward P. Doyle, for W. & L. Auto Garage Co., Inc., owner, filed March 9, 1926, reopened March 22, 1927, an application under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 298-306 Lexington avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting December 27, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Lexington avenue is in a business district; Quincy street is in a residence district, and Nostrand avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 3, 1926, reads:

"Proposition contrary to the Zone Resolution Art 2, Sec. 4, a. 15.

"The erection of a public garage for more than five motor vehicles in a business district."

and

WHEREAS, the building is of non-fireproof construction, two stories in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under sections 7-e and 21;

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

824-27-BZ.

APPLICANT—John J. Dunnigan, for Bronx Consumers Ice Co., owner.

SUBJECT—Application (re decision of superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2846 Webster avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: M. V. Seligson and William Moskowitz.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(824-27-BZ)

WHEREAS, John J. Dunnigan, for Bronx Consumers Ice Co., owner, filed, July 18, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2846 Webster avenue, Borough of The Bronx; and

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WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 27, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Webster avenue, Oliver street and East 199th street are in a business district, the area 100 ft. back from Webster avenue and including the rear of the proposed garage is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 13, 1927 (N. B. 1580-27), reads:

"1. Erection of public garage for storage of more than five motor vehicles partly in business district and partly in a residence district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 100 ft. and a depth of 141.62 ft. and 120 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7e and was entitled to consideration under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be constructed fireproof throughout; that it shall not exceed a height of more than two stories above grade; that there shall be a rear yard not less than 10 ft. in depth for the entire width of the property at the second story floor level; that the gable walls and first story rear wall shall be unpierced throughout their entire height and length; that the windows in the second story, rear, if installed, shall be of fixed steel sash, glazed with wire glass, with one pivoted ventilator in each sash; that there shall be a louvre ventilator rigidly affixed to the rear wall throughout the entire width of building at second story floor level; that any ramp installed shall be located at the extreme northerly end of the premises, the grade of which shall start not less than 15 ft. inside the building; that the front elevation shall be finished with face brick with architectural terra cotta or stone trimming; that there shall be no roof signs erected or maintained; that any advertising on the street front shall be restricted to flat wall signs; that there shall be no portable gasoline tanks maintained or operated on the premises, and that all permits required shall be obtained within nine months and any work involved shall be completed within one year from the date of this action.

132-27-BZ.

APPLICANT—Emil Guterman, for America F. Rosasco, owner.

SUBJECT—Application (re decision of superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the alteration and conversion of an existing building occupied as a five (5) car garage, motor vehicle repair shop and dwelling, into a garage for more than five (5) motor vehicles, a motor vehicle repair shop and dwelling.

PREMISES AFFECTED—149-151 Carroll street, Brooklyn.

APPEARANCES—

For Applicant: Emil Guterman.

For Opposition: John Barry, Caterena Pane and Martin F. Brady.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(132-27-BZ)

WHEREAS, Emil Guterman, for Americo F. Rosasco, owner, filed, February 8, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the alteration and conversion of occupancy of an existing building occupied as a five (5) car garage, motor vehicle repair shop and dwelling into a garage for the storage of more than five motor vehicles, a motor vehicle repair shop and dwelling; premises 149-151 Carroll street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 27, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Carroll street is in a residence district, Henry street is in a business district and President street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 31, 1927 (re App. No. 545-1927), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3 and Sec. 4-A, Sub-division 15.

"The extending of a building to be used as a garage for more than five motor vehicles partly in a business and partly in a residence district.

"Present occupancy stated 1st floor—garage for five cars and repair shop; 2nd floor—one family.";

and

WHEREAS, the plot in question is divided by the use district boundary line; the westerly portion of the plot (35 ft.) being within the business district and the easterly portion (17 ft.) is within the residence district; along the westerly side of the plot there is a 7-ft. wide open ramp leading down to the cellar of the existing building; the existing building is non-fireproof, two stories in height, 45 ft. front, 75 ft. deep and 25 ft. along the rear lot line; it is occupied at present: cellar, dead storage; 1st story, garage for five (5) cars and auto repair shop; 2nd story, dwelling; it is proposed to remove certain walls and to extend the existing building in the cellar and first stories so as to include the existing yard space at the northeast portion of the premises, said yard being 20 ft. by 50 ft. in area and to use the whole building as extended as a motor vehicle repair shop, garage for the storage of more than five motor vehicles and (the second story) as a dwelling of the owner; and

WHEREAS, the applicant, in compliance with the rules of exception, section 7, subdivision g, has filed 82 per cent consents of an area fixed by the board as deemed affected; and

WHEREAS, there exists on these premises at the present time a garage and motor vehicle repair shop, and it is proposed but to extend a one-story building at the rear, covering the existing vacant yard for garage use; and

WHEREAS, the board deems that applicant has substantiated his claim of hardship brought under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the proposed addition shall be restricted to a building one story in height above grade; that the rear and easterly gable wall shall be unpierced throughout its entire height and length; that there shall be incorporated at the intersection of the extension roof with the rear wall of the existing second story a fire stop of approved masonry; that the ceiling of the garage shall be fire retarded throughout in accordance with the rules of the board of standards and appeals; that the motor vehicle repair work shall be re-

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stricted to that of manual operation for repairs incidental to the conduct of the garage; that there shall be no open torch, forge or anvils operated on the premises; that not more than a one-half horse power electric punch or drill shall be used or installed; that there shall be no additional gasoline storage equipment permitted on these premises; that no portable gasoline tanks shall be operated on the premises outside the building line; that there shall be no advertising of any nature or description permitted on the front of the building; that there shall be no roof sign erected or maintained; that the stairs from the second story shall be carried direct to the street with opening on the street front and shall be enclosed throughout with material of fire-resisting construction in accordance with the rules of the board of standards and appeals; that the windows in the rear of the second story portion shall be equipped with fireproof frames and sash, glazed with wire glass or polished plate glass; that all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

214-27-BZ

APPLICANT—William F. Doyle, for Irene E. Russik, owner.

SUBJECT—Application for reopening—extension of time in which to obtain permits—re application (decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Cedar avenue and West Fordham road, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to six months to obtain permits and twelve months to complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(214-27-BZ)

WHEREAS, William F. Doyle, for Irene E. Russik, owner, filed, March 3, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Cedar avenue and West Fordham road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 7, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West Fordham road is in a business district, Cedar avenue is in a residence and unrestricted district and Harlem River terrace is in a residence, business and unrestricted district; and

WHEREAS, the decision of the fire commissioner, rendered March 2, 1927 (Alt. No. 485-27), reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals;"

and

WHEREAS, it is proposed to erect a one-story all-metal office, bury ten 550-gallon storage tanks, erect six pumps, also grease racks for the purpose of conducting a gasoline service station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship; and

WHEREAS, this application was granted by the board at its meeting, May 31, 1927, on certain conditions and applicant requested a modification of the time limit imposed.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the premises be entirely enclosed at the rear or southerly property line and on the Cedar avenue frontage at the building line with walls not less than 10 ft. in height, unpierced, and that the wall at the street front at the intersection of West Fordham road shall be reduced by a double curved sweep to a height of not less than 5 ft. above grade; that the exterior of the wall on the Cedar avenue front and the exposed surface of the rear southerly wall shall be finished with tapestry face brick; that the exposed surface of the interior of the enclosing wall shall be finished with enamel brick, wall to be coped with marble, architectural terra cotta or natural stone; that there shall be no advertising of any nature or description displayed on the exterior of the wall; any advertising display to be restricted to the wall surface on the interior of the plot; that any gasoline service operation on these premises shall be conducted within the property lines; that there shall be no portable gasoline tanks maintained or operated on the premises; that any arc lights or electric light standards erected shall be provided with reflectors for the protection from glare of the properties to the south and east; that a return of the drawings shall be made to this board, in accordance with the foregoing stipulations of this resolution, for approval, before submitting same to the superintendent of buildings; that all necessary permits shall be obtained within six months and the work involved completed within one year from the date of this action—December 27, 1927.

344-26-BZ

APPLICANT—William F. Doyle, for Maple Court Garage, Inc., and Jennie Sorock, owners.

SUBJECT—Application for reopening—extension of time to procure permits (re application decision of superintendent of buildings) under section 21 of the building zone resolution to permit partly in a business district and partly in a residence district the alteration and extension in height of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1612-1626 Church avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to nine months to obtain permits and eighteen months to complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(344-26-BZ)

WHEREAS, William F. Doyle, for Maple Court Garage, Inc., owner, filed, April 20, 1926, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the alteration and extension in height of a garage for the storage of more than five motor vehicles; premises 1612-1626 Church avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 6, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Church avenue is in a business

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and residence district, Buckingham road is in a residence district and East 18th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 1, 1926, in acting on Appl. 4401-1926, reads:

"Contrary to Building Zone Resolution, Article 2, Par. 6 (Extension of garage in business and residential district).";

and

WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 136 ft. 3 in. and a depth of 148 ft.; occupied as a garage for the storage of more than five motor vehicles; it is proposed to extend second story portion to cover entire area; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship; and

WHEREAS, this application was granted by the board at its meeting, July 6, 1926, and March 29, 1927, on certain conditions, and applicant requested an extension of the time limit for obtaining permits and completing the work, which request was granted by vote of the board.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for the proposed extension as to the existing two-story building, *on condition* that rear yard of not less than 10 ft. in depth shall be maintained throughout the entire width of the property at the grade of the second floor level; that a skylight shall be provided at this level, glazed with wire glass, with fixed metal louvres attached to the rear wall; that there shall be no advertising or signs of any nature or description permitted on the rear or gable walls; that any ramps, if incorporated for the use of the second story shall set back from the Church avenue street front not less than 20 ft.; that there shall be no advertising display on the front of the building other than one projecting electric sign indicating the name and title of the garage, or flat wall signs as now exist; that any gasoline storage equipment installed shall be located at the street front, approximately at the center of the building; that the front elevation shall be finished in material and design substantially in accordance with the existing structure; that all required permits shall be obtained within nine months and the work completed within eighteen months from December 27, 1927.

424-27-BZ

APPLICANT—William F. Doyle, for Clarence Ciampi, owner.

SUBJECT—Application for reopening—correction of location of premises—re application (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—East side of White Plains avenue, 100.04 ft. north of Waring street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and location of premises corrected.

THE VOTE TO REOPEN AND CORRECT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(424-27-BZ)

WHEREAS, William F. Doyle, for Clarence Ciampi, owner, filed, April 30, 1927, an application, under the building zone

resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises east side of White Plains avenue, 100.04 ft. north of Waring street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 11, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that White Plains avenue and Boston road are both in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 9, 1927 (N. B. 56-27), reads:

"1. Erection of public garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 100 ft. on White Plains road and 52.33 ft. on Boston road, 121 ft. 6 in. in depth; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, applicant, in support of his application, filed 50 per cent of consents of owners of property affected and the board deemed he was entitled to relief under section 21 on the ground of practical difficulty and unnecessary hardship in view of the abutting and surrounding condition; and

WHEREAS, this application was granted by the board at its meeting, October 11, 1927, the premises being stated to be east side of White Plains avenue, 94.63 ft. north of Waring street, and a recent survey shows these premises to be 100.04 ft. north of Waring street and applicant requested a correction which request is granted by vote of the board.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the garage area for the first floor on the street grade shall not exceed a depth of eighty (80) ft. from White Plains avenue; that the irregular area of the plot facing Boston road, running westerly for a distance of sixty-two (62) ft. and forty-one (41) ft. six (6) in. from Boston road building line shall be restricted to conforming business use; that the business use area on the Boston road front shall be separated from the garage area on the White Plains avenue front by walls of approved masonry; that the gable walls shall be unpierced throughout their entire height and length; that the rear wall shall be unpierced throughout its entire height and length; that the street elevations shall be of attractive architectural design, finished with architectural terra cotta or stone trimmings; that there shall be no sign or advertising display on the Boston road front other than flat lettering affixed to the plate glass windows of the store fronts; that there shall be no advertising display of any nature or description other than one projecting sign, indicating the name and title of the business, on the White Plains avenue front; that there shall be no vehicular exit or entrance within forty (40) ft. of the northerly gable wall on the White Plains avenue front; that any gasoline storage equipment if installed shall be located approximately at the front wall on the White Plains avenue front; that the architect shall make a return of proposed finished drawings in accordance with the foregoing conditions for approval by this board; that all required permits shall be obtained within six months and any work involved completed within one year from the date of approval of plans by this board;

Resolved, further, that the premises affected by this resolution is known as the east side of White Plains avenue, 100.04 ft. north of Waring street.

Adjourned 2.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 27, 1927

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.

PETITIONS FOR VARIATIONS

733-26-S

PETITIONER—Bernard J. Kelly, for 25th Street Realty Co., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—138-144 West 25th street, Manhattan.

APPEARANCES—

For Petitioner: Bernard J. Kelly.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 17, 1928, at 2 p. m., to obtain further information.

336-27-S

PETITIONER—Shapiro & Sikawitt, for Jaffe & Seakwood, lessee.

SUBJECT—Variation of the labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—7-9 West 36th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 10, 1928, at 2 p. m., for final disposition.

609-27-S

PETITIONER—Detroit Cadillac Motor Car Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—243-249 West 67th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 31, 1928, at 2 p. m., on written request of petitioner.

752-27-S

PETITIONER—William H. Fuhrer, for Cushman's Sons, Inc., lessee.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—2861-2865 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Howard Phelan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 17, 1928, at 2 p. m., on request of petitioner's representative.

1118-27-S

PETITIONER—Croker National Fire Prev. Eng. Co., for 127-131 West 33rd Street Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—127-131 West 33rd street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 4, 1928, at 2 p. m., for full vote of the board.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Holland and Guilfoyle..... 3

Negative: Commissioner Connell..... 1

Absent: Chief Kenlon..... 1

420-27-S

PETITIONER—Samuel Rosenblum, for Abrams Costume Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—205-223 West 39th street and 208-216 West 40th street (14th floor front), Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

730-27-S.

PETITIONER—Worth, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—43-45 West 34th street and 64 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: Frank S. Winston.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

794-27-S

PETITIONER—Samuel Rosenblum, for Joseph Brown, Inc., lessee of 13th floor.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—212-216 West 35th street (13th floor), Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

795-27-S

PETITIONER—Samuel Rosenblum, for Kurash Bros., lessee of 5th floor.

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SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—212-216 West 35th street (5th floor), Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

796-27-S

PETITIONER—Samuel Rosenblum, for Isaac Adler, lessee of 7th floor.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—212-216 West 35th street (7th floor), Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

782-27-S

PETITIONER—Max Ornstein, for S. Ornstein & Sons, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—530 East 147th street, The Bronx.

APPEARANCES—

For Petitioner: Max Ornstein.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(782-27-S)

WHEREAS, Max Ornstein, for S. Ornstein and Sons, lessee, filed, July 6, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner and decision of the superintendent of buildings, affecting premises 530 East 147th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated June 16, 1927, reads:

"Order No. 22991-LD:

"1. Provide an additional required means of exit on each floor of the building, remote from the existing stairway, preferably located at the rear of building in accordance with the requirements of Sec. 271 of the Labor Law.

"NOTE: Plans for all structural changes should be filed in the Bureau of Buildings as required by Chapter 503, Laws of 1916.";

and

WHEREAS, the decision of the superintendent of buildings, dated November 18, 1927, reads:

"A certificate of occupancy for the factory building at above mentioned location is hereby denied as secondary means of egress has not been provided.";

and

WHEREAS, the building is frame, three stories in height, 25 ft. by 100 ft. in area on first story and 25 ft. by 44 ft. in area above; OCCUPIED: 1st story, stock room and work room (umbrellas), 17 persons; 2nd and 3rd stories, stock, no persons; the means of EGRESS consisting of interior stairway, extending from the first story to the third story, unenclosed; a stairway to the rear of main stairway, extending from the first story to the second story, unenclosed; and

WHEREAS, petitioner contends that only the first floor on the level with the street is used as a work room and all other space in building is used for housing of stock; that any additional means of exit on any other floor but the first is unnecessary; that he proposes to erect an emergency exit—a door—at the rear of main working room, leading into yard adjoining to the east, with egress to the street from these yards through fireproof passageway to adjoining building.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that a door shall be provided at the rear of the first story easterly gable wall with egress to the open yard of premises to the east, with egress therefrom by passageway through building of these adjoining premises to the street; that a fixed gooseneck iron ladder shall be provided from the roof of the first story extension for egress from the third story to the yard of adjoining premises to the east; that the written consent of the owner of the adjoining premises be filed with the fire department; that the building shall be not increased in height, area or dimension, and so long as conditions as to occupancy and use remain unchanged

702-27-S

PETITIONER—Croker National Fire Prev. Eng. Co., for Hanan & Son, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—718 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(702-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Messrs. Hanan and Son, lessee, filed, June 18, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 718 Fifth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 6, 1925, reads:

"Order No. 71909-LD:

"1. Arrange the fire escape on the easterly end of the north side of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sec. 273 and 274 of the Labor Law.

"NOTE: Among the defects noted are the following:

"No stairway from lowest balcony to the ground. No stairway from the top balcony to the roof. Not screened to a height of 4 ft. 6 in. No openings 2 ft. by 6 ft. provided to balconies.

"3. Enclose the interior stairway at the west side of the building, serving as a required means of exit, and

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the landings, platforms and passageways connecting therewith on all sides with partitions of fire-resisting material, extending continuously from the cellar to 3 ft. above the roof, constructed as per Sec. 271 of the Labor Law, or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law.

"NOTE: Plans for all structural changes should be filed in the Bureau of Buildings as required by Chapter 503, Laws of 1916.";

and WHEREAS, the building is non-fireproof, six stories in height, 27 ft. by 100 ft. in area; OCCUPIED: 1st story, shoe store, 12 persons; 2nd story, dress shop, 12 persons; 3rd story, men's tailor, 8 persons; 4th story, beauty parlor, 3 persons; 5th story, wholesale jewelry, 13 persons; 6th story, photographer, 6 persons; EXITS: an interior stairway, extending from the first story to the sixth story, enclosed in fire-retarded partitions, with wood and fireproof doors at the openings, with scuttle and ladder to roof; two vertical ladder fire escapes on the West 56th street front of building; one fire escape, consisting of balconies and vertical ladder, taking in the second, third, fourth, fifth and sixth stories, with drop ladder to street, and the other fire escape, consisting of balconies and vertical ladder, taking in windows on the second, third, fourth and fifth stories; and

WHEREAS, the petitioner proposes 60-degree connecting stairways on the easterly fire escapes; to provide fireproof windows and casement doors leading to the balconies, and

also steps to the sills, and requests to be relieved of screening the fire escape and of providing a stairway from top balcony to the roof and from the lowest balcony to the ground, and proposes to provide fireproof, self-closing doors at all openings in the cross wall of the stairway enclosure from the cellar to the top story.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to item 1, *on condition* that both existing fire escapes shall be extended to include the top story and that a gooseneck ladder shall be provided from each top story balcony to the roof; that the balcony rails shall be raised not less than 4 ft. in height; that counterbalanced drop ladder in guides shall be provided from the lowest balconies to the sidewalk; that 60-degree connecting stairs shall be provided for both exterior fire escapes, and that the fire escape shall comply with the rules of the board of standards and appeals in all other respects; *granted*, as to item 3, *on condition* that the existing fire-resisting partition within the stair hall enclosure at the northwest corner of the building shall be unpierced throughout its entire height and length; that the stair hall enclosure otherwise shall comply with the rules in all respects, and that this variation is granted so long as conditions as to use and occupancy otherwise remain unchanged.

Adjourned 5.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

RULES

RULES FOR THE TESTING OF WOOD

Pursuant to the Provision of Section 356 of Chapter 5 of the Code of Ordinances (Building Code).

639-27-SR

Adopted by the board of standards and appeals, July 22, 1927.

Rule 1. Before any wood may be used for flooring or interior trim where incombustible materials are required under the provisions of section 356 of the Building Code, the superintendent of buildings must be notified promptly upon the delivery at the job of a consignment of such material. One test sample for each 2,000 feet of material will then be selected by a representative of the Bureau of Buildings, marked for identification, and forwarded to the testing laboratory, where, under the supervision of the superintendent of buildings or his representative, the samples shall be subjected to the following tests:

Before making tests all specimens for testing shall be oven dried at a temperature of 190° F. to a point where there is no further loss of weight due to evaporation of moisture content.

A. SHAVING TEST—A mass of shavings cut fairly thick from the outside and interior of sticks of the treated wood are to be tested separately. These shavings shall be placed to a depth of two inches in a metal vessel twelve inches square, the bottom of which shall consist of a wire screen of ½ inch mesh. The shavings shall be packed down moderately to reduce the air spaces. A Bunsen yellow flame shall then be placed beneath the receptacle so that the flame is in contact with the shavings. After twenty-five seconds the flame shall be removed. The flame at no time should show higher than six inches above the top of the bed of shavings and the shavings should not be consumed in less than five minutes.

B. TIMBER TEST—Two samples ¾ inch by 1½ inches in cross section and twelve inches long shall be laid side by side across the top of a gas crucible furnace

with a pyrometer between them. The specimens shall be subjected to a flame at 1700 deg. Fahrenheit for two minutes, the test pieces shall then be removed, and the time of duration of flame and glow observed. The sticks shall then be cut through the middle at the most burned section and the area of the unburned wood measured with a planimeter. The flame must not persist longer than 15 seconds nor the glow longer than 20 seconds, and, in the case of hard woods, the unburned area should not be less than 55 per cent., nor in the case of soft woods less than 45 per cent.

C. CRIB TEST—Twenty samples are to be prepared, each ½ inch square and 6 inches long. These shall be built up on a ring support to form a crib work five tiers high, four sticks to a tier, making the crib six inches by six inches and approximately 2½ inches high. The crib shall be set six inches above a Bunsen burner to which the crib shall be exposed for a period of one minute at a temperature approximating 1200 deg. Fahrenheit. The flame must not persist more than twenty seconds after the Bunsen burner is removed, nor the glow last more than thirty seconds. The tendency of the flame to spread from stick to stick must also be noted.

Rule 2. All of the above tests shall be at the expense of the owner or contractor or other interested party.

If the tests are satisfactory the entire shipment will be permitted to be taken into the building and used. If not, the entire shipment shall be condemned and must be removed from the premises.

In general, acceptance shall be predicated upon the existence of a complete plant in full working order from which the material is shipped, and each shipment, or, where possible, each piece shall be trade marked in a conspicuous manner so that there may be no doubt as to its identity.

RULES

RULES OF PROCEDURE OF BOARD OF STANDARDS AND APPEALS ADOPTED FEBRUARY 15, 1927

(89-27-SR)

ARTICLE I—PUBLIC HEARING.

1. Regular sessions designated as public hearings of the Board of Standards and Appeals shall be held on Tuesday of each week at 10 A. M. and 2 P. M.

2. Morning sessions shall be devoted to hearings on appeals from administrative orders and applications for variation of the building zone resolution. Afternoon sessions, in general, shall be given over to hearings on petitions for variation of the labor law and consideration of rules. Notice shall be published in the Bulletin of the Board of deviation from this procedure.

3. Special sessions may be called by the Chairman, or at the request of four members, provided that notice of the same has been mailed to each member at least twenty-four hours before the time set, except that the announcement of a special session at any meeting at which a quorum is present shall be sufficient notice of such meeting.

4. All hearing sessions shall be open to the public.

5. A quorum of the Board of Standards and Appeals shall consist of four members.

6. The members of the Board shall attend the meetings in person, except that during absence or disability a substitute may act, as provided by law under section 718 of the Charter as amended by Local Law No. 13. The names of such substitutes, designated by the Mayor, shall have been previously filed with the chairman.

ARTICLE II—CASES BEFORE THE BOARD.

1. Every application under the Building Zone Resolution, every appeal under section 719 of the Charter and every petition under section 718a, subdivision 4, of the Charter, shall be made to the Board on the forms provided, and shall include the data required in such forms, so as to supply all information necessary for a clear understanding by the Board and its staff. Action in each case must be based largely on the information so furnished. The statements made by the applicant, appellant or petitioner and the determination of the Board in each case will be incorporated in a resolution formally adopted and published in the Bulletin of the Board. Officials who are charged with the enforcement of the laws, ordinances and rules relating to buildings in the City of New York will be bound by such resolutions, and, before granting permit or taking any other affirmative action, should see that there are no misstatements as to facts and that the conditions of the resolution are observed. Any administrative official discovering any misstatement of essential information is requested to notify the Board, in order that it may take such action as the circumstances require. All approvals shall remain valid only as long as the information and the conditions on which the resolution was based are maintained.

2. Any communication purporting to be an application, appeal or petition shall be regarded as a mere notice of intention to seek relief and shall be of no force or effect until it is made in the form required.

3. Upon receipt of any such communication, the writer shall be supplied with the proper forms for presenting his application, appeal or petition, and he shall be required to file the proper form and furnish all necessary data within twenty days of the date of the order or decision appealed from.

4. The duplicate of each application, appeal or petition required by this article shall be forwarded promptly to the administrative official whose order is involved in such case.

5. At the public hearing of a case before the Board, the applicant shall first present the argument in support of the case and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption by the other.

6. Every person before the rostrum shall abide by the order and direction of the Chairman. Discourtesy or disorderly or contemptuous conduct shall be regarded as a breach of the privileges of the Board and shall be dealt with as the Chairman deems proper. Orders to maintain discipline shall be carried out by the Sergeant-at-Arms.

Subject to the direction of the Chairman, the Secretary shall enforce the rules of the Board and shall direct and supervise the Sergeant-at-Arms in maintaining order and decorum in the hearing room and lobbies during all public hearings.

7. No member shall proceed to debate, discuss an issue, put a motion or offer a resolution until he shall have addressed the Chairman and have been recognized by him. While the Chairman is putting a motion or offering a resolution, or during the progress of a roll call, no member shall interrupt or leave his seat. When a motion to adjourn is carried, the members of the Board shall keep their seats until the Chairman declares the meeting adjourned.

ARTICLE III—THE CALENDAR.

1. Each case filed in the proper form, with the required data, shall be numbered serially, irrespective of whether it be an application, appeal or petition. These Calendar numbers shall begin anew on January 1st of each year, and shall be hyphenated with the number of the year and the initials indicating the character of the case. Thus the calendar number of an application under the Building Zone Resolution in 1926 shall be "210-26-BZ"; an appeal from an order, requirement, decision or determination of a Superintendent of Buildings or of the Fire Commissioner, "211-26-A," and a petition for variation of the Labor Law or any rule or standard adopted thereunder, "212-26-S."

2. As soon as a case receives a calendar number, it shall be placed on the Docket. Thereafter the appellant or petitioner shall be notified of the date his case will be set for public hearing. In building zone applications the applicant shall be notified of the date when his case will be reached in the call of the Clerk's Calendar.

3. The Clerk's Call Calendar shall be called each Tuesday at 2 P. M., in Room 1013, Municipal Building, Manhattan, by the Chairman or the Secretary, and a date, for the public hearing of each application for variation of the Building Zone Resolution, shall then be set, which shall be full and sufficient notice to all persons interested in such case.

4. Thereafter each case shall be listed, by calendar number and premises, in the Hearing Calendar printed in the Bulletin of the Board, under the title of the respective proceedings, and the date for which such case has been set.

ARTICLE IV—DISPOSITION OF CASES.

1. Every decision of the Board on any case shall be by resolution.

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2. The final disposition of any application, appeal or petition before the Board shall be in the form of a resolution either reversing, varying or modifying the order, requirement, decision or determination appealed from and granting the application, appeal or petition, or affirming the order and denying the application, appeal or petition. The concurring vote of four members shall be necessary to a decision. If a resolution fail to receive four votes in favor of the applicant, appellant or petitioner, the action will be deemed equivalent to a denial, and a resolution denying such application, appeal or petition shall be formally entered on the record, unless there be a member absent at the roll call and the vote of the absentee added to the number of votes for the applicant appellant or petitioner would equal four, in which case the matter will be laid over for reconsideration, until a final determination is reached.

3. Any applicant, appellant or petitioner may withdraw his application, appeal or petition at any time prior to action thereon, with the consent of the Board, but if a motion has been made, and is pending, either to grant or to dismiss, such motion shall have precedence.

4. No application, appeal or petition dismissed or denied can be considered again except (1) on a motion to reconsider the vote, or (2) on a request for a rehearing.

5. No request to grant a rehearing can be entertained unless new evidence is submitted. If, on motion of a member of the Board, adopted by four affirmative votes, the request for a rehearing is granted, the case shall be put on the calendar for a rehearing.

In all cases, the request for a rehearing shall be in writing, reciting the reasons for the request, and shall be duly verified and accompanied by the necessary data and diagrams. Such request shall be filed with the Chairman, who shall have a report on the case prepared by the engineers. The Chairman may then set a date when the request for reopening shall be submitted to the Board, of which date the person requesting the reopening shall be notified.

If the Board votes to reopen a case affecting a building zone application, a date shall be set for the "Calendar Call" and the applicant shall be required to notify each of the property owners entitled to notice of the application, the same procedure to be followed as in an original application.

6. The Board may, on the motion of any member, review any decision that it has made and may reverse or modify such decision, but no such review shall prejudice the rights of any person who has in good faith acted thereon before it is reversed or modified.

ARTICLE V—BUILDING ZONE APPLICATIONS.

1. No application for a variation or modification of the provisions of the Building Zone Resolution shall be entertained by the Board except in a specific case, and from an order, requirement, decision or determination made by any Superintendent of Buildings, the Tenement House Commissioner, or the Fire Commissioner, on the ground that the proposed plan or use violates the Building Zone Resolution.

2. No such application shall be entertained unless the application is filed within twenty days from the date of the action of the Superintendent of Buildings, Tenement House Commissioner, or Fire Commissioner.

3. Every application shall be made in duplicate on Form 3BZ and shall be accompanied by all the data required by such form, and shall be considered subject to such rules as the Board has adopted or may adopt, under Article 5, Section 21, of the Building Zone Resolution.

4. As soon as any application is completed by the filing of the data required in Form 3BZ, the case shall receive a calendar number and shall be placed on the Clerk's Calendar, and the applicant shall be notified by the Board on Form 6CC, of the time set for the call of the calendar, which shall be at least five days after the mailing of said notice. With this notice the applicant shall be supplied with an official copy of Form 7NO, which he is required to send to every property owner entitled to notice of the application. Within three days the applicant must file a verified statement that he has so notified each of such property owners either by personal service or by registered mail. Not less than fourteen days' notice of the date fixed for calendar call in each Building Zone application shall be given by publication in the Bulletin of the Board.

5. On the call of the Clerk's Calendar the applicant shall appear in person, or by agent or attorney, and property owners affected by the application may appear either in person or by agent or attorney and present any typewritten and verified objections they may have to the granting of the application, together with a description of their property and an affidavit of ownership. Then a date shall be set for a public hearing on the application which shall be not less than fourteen days thereafter. Notice of said hearing shall be given by publication in the Bulletin of the Board.

6. On the date set for the public hearing, the applicant shall state his case, then the opposition shall be heard, and the applicant shall have an opportunity to reply.

7. No application that has been denied after a public hearing can be entertained under the same state of facts or basis of appeal, unless based upon a new decision by a superintendent of buildings on plans which materially change the aspects of the case.

ARTICLE VI—APPEALS.

1. No appeal from any order, requirement, decision or determination of the Superintendent of Buildings or the Fire Commissioner or from any rule or regulation relating to the construction, alteration, structural changes in, equipment, occupancy or use of any building or structure, under Section 719 of the Charter, shall be entertained unless such appeal is filed in duplicate on Form 1A, with all the data required in such form, within twenty days from the date of the order appealed from.

ARTICLE VII—PETITIONS.

1. No petition for variation of the Labor Law, or of any rule adopted thereunder affecting the construction or alteration of buildings, exits therefrom, the installation of fixtures or apparatus as authorized by Section 718-a, subdivision 4 of the Charter, shall be entertained unless it is made in duplicate on Form 2S, with all the data required in such form, within twenty days from the date of the administrative order to which the petition refers.

No petition for approval of a device, material or method of construction shall be entertained unless it is filed in duplicate on Form 4SA, with all the data required in such form.

No petition for the adoption or amendment of Rules shall be entertained unless it is filed in duplicate on Form 5SR, with all the data required in such form.

ARTICLE VIII—PETITIONS.

1. No resolution of the Board of Standards and Appeals adopting or amending any rule or regulation under subdivision 2 or 3 of section 718-a of the Charter shall be adopted unless such proposed rule or regulation shall

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have been published in the Bulletin of the Board for at least ten days prior to a public hearing thereon. Four affirmative votes of the Board shall be necessary for the adoption of such resolution.

2. Amendments to these Rules of Procedure may be made by the Board of Standards and Appeals at any regular meeting, providing notice of such amendment has been given to each member of the Board three days prior to such meeting, either in writing or by publication in the Bulletin. The suspension of any rule of procedure may be ordered at any meeting by unanimous vote.

ARTICLE IX—OTHER RESOLUTIONS.

1. Every resolution of the Board of Standards and Appeals suggesting changes or amendments to the law under subdivision 5, section 718-a of the Charter shall require at least four affirmative votes for its adoption.

2. Every resolution not otherwise provided for, ordinary motions or decisions on rules of order shall require not more than three affirmative votes.

ARTICLE X—INSPECTIONS.

1. In any case in which the Board may deem it necessary, an inspection of the premises in question may be ordered by the Board. Such inspection shall be made by the Chairman and by two or more members designated by him, and they shall report their findings to the Board in writing.

ARTICLE XI—TESTS.

1. In any case in which the Board may order a test of any material or device, the test shall be conducted under the supervision of an assistant engineer, in the presence of the Chairman and two or more members appointed by him, and the result of such test shall be reported to the Board in writing, and the material or device shall not have the approval of the Board unless the report be favorable and adopted by four affirmative votes.

ARTICLE XII—RECORDS.

1. All applications, appeals and petitions shall be on the required forms, and all communications, reports, etc., and plans, relative to any matter appearing on the calendar, shall be on sheets approximately 8 in. by 10½ in. in size. After final disposition, they shall be bound in some suitable manner. These records shall be kept in filing cabinets in their numerical order, in such a manner that they are accessible to the public at all reasonable hours, as prescribed by the Charter of the City of New York.

2. An index indicating locations by boroughs shall be kept.

3. All reports on matters coming before the Board for action shall be duplicated in sufficient numbers to furnish a copy to each member. The original shall be filed with the records in each case.

ARTICLE XIII—THE BULLETIN.

1. The Bulletin of the Board of Standards and Appeals shall be published on Tuesday of each week. It shall contain:

- (1) Directory of the Board.
- (2) Docket.

(3) Clerk's Calendar Call.

(4) The Hearing Calendar.

(5) Notice of hearing on building zone applications and on proposed rules or the amendment of rules.

(6) An abstract of the minutes of each meeting, including a brief statement of the action in each case, with the roll call thereon and the full text of the resolutions adopted.

(7) Rules adopted.

(8) Such other information as may be of value to the public and within the scope of the work of the Board.

ARTICLE XV—OFFICERS.

1. The Chairman shall preside at meetings. The Chairman may designate any member of the Board to preside and perform the duties of the Chair at public hearings.

2. The Chairman, subject to these rules, shall decide all points of order or procedure, unless otherwise directed by a majority of the Board in session at that time.

3. The Chairman shall designate the members of the Board to make an inspection, and, unless otherwise directed by the vote of four members of the Board, shall appoint any committee that may be deemed necessary.

4. The Chairman shall report at each meeting on all pertinent official transactions that do not otherwise come to the attention of the Board.

5. Administrative authority is vested solely in the Chairman of the Board who shall, subject to these rules, transact all official business of the Board, engage the necessary employees and direct the work of the office.

6. Subject to these rules and the direction of the Chairman, the Secretary shall conduct all official correspondence, compile the required records, edit the Bulletin, maintain the necessary files and indices, and generally supervise the clerical work of the office force, maintaining discipline in accordance with the rules of the office and charter provisions.

7. Subject to these rules and the direction of the Chairman, the Assistant Engineers shall examine and report on all applications, appeals and petitions; prepare all proposed rules or revised rules suggested by outside agencies, with report on the reasons and necessity for same; supervise and witness the tests conducted under the auspices of the Board, and assist generally in all technical matter coming before the Board.

8. The Chief Clerk shall keep all accounts, keep the files and indices in proper order and up to date, and generally assist the Secretary. During the absence or disability of the Secretary, the Chief Clerk shall act in that capacity.

9. A complete stenographic record of the transactions at public meetings shall be made for the files, including verbatim reports of such parts as may be directed, and there shall be prepared, after each meeting and in time for the next publication of the Bulletin, the abstract of the minutes which is to appear in such Bulletin.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

RULES

FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1927; Amended November 1, 1917, and Feb. 3, 1922.

Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations. In garages, motor vehicle repair shops and all selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth (1/200) part of the span.

Rule 2. Wood Joisted Floor Construction. Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

Rule 3. Floor Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations

(a) Seven-eighths ($\frac{7}{8}$) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ($2\frac{1}{2}$) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ($\frac{1}{4}$) of one (1) per cent of steel mesh.

(b) Two and one-half ($2\frac{1}{2}$) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

Rule 4. Ceiling Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ($\frac{1}{2}$) inch plaster boards, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.

Rule 5. Attachment to Ceiling. Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

Rule 6. Openings in Fire-Retarding Floors. Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

Rule 7. Columns. All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

Rule 8. Girders. All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

Rule 9. Shaft Enclosures. Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) of an inch thick;

(b) Two by four inch wood studs placed not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($\frac{7}{8}$) inch wood sheathing, one-half ($\frac{1}{2}$) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($\frac{7}{8}$) inch wood sheathing, two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.

APPLIANCES

FUEL OIL PUMPS

Approved by the Board of Standards and Appeals

<i>Name of Pump</i>	<i>Calendar No.</i>	<i>Name of Pump</i>	<i>Calendar No.</i>
American Marsh Duplex.....	638-25-SA	Marsh Fuel Oil Pump.....	1050-23-SA
American Marsh Simplex.....	639-25-SA	McGowan Horizontal Duplex Fuel Oil Pump..	936-23-SA
Ballard Duplex Electric Driven Pump Set....	1413-22-SA	M. D. Rotary.....	52-27-SA
Beach Russ Co. Rotary.....	1134-22-SA	Milwaukee Piston Rotating Port Pump.....	763-25-SA
Blackmer Rotary.....	935-24-SA	Monroe Oil Pump.....	658-26-SA
Blake & Knowles Horizontal Simplex Piston Pattern Pump.....	372-21-SA	Northern Rotary.....	1396-24-SA
Century Rotary.....	908-21-SA	Quimby Screw Pump.....	1193-21-SA
Cook Electric Oil Pump.....	603-25-SA	Ray Rotary.....	588-25-SA
Davidson	590-21-SA	Rotary Pressure Pump.....	1060-25-SA
Dean Bros. Durable Duple.....	840-22-SA	Rotary Vacuum Pump.....	513-25-SA
Exeter Rotary.....	507-22-SA	Tate-Jones	492-21-SA
Gould Hand Rotary.....	1133-25-SA	Teesdale Automatic Booster Fuel Oil Pump..	1279-25-SA
Gould Triplex Plunger.....	257-22-SA	Viking	438-21-SA
Kinney Rotating Plunger Pump.....	503-24-SA	Warren Oil Pump.....	1169-23-SA
Leiman Rotary.....	95-24-SA	Worthington Duplex Double-Acting Steam Pump	184-22-SA
		Worthington Show Model Duplex.....	194-24-SA

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

<i>Name of Burner</i>	<i>Calendar No.</i>	<i>Name of Burner</i>	<i>Calendar No.</i>
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*May Oil Burner.....	68-24-SA
*Arcoil Heat Machine.....	632-26-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Fan Tail Type Steam Atomizing Burner	939-25-SA
Ballard Automatic Oil Burner.....	1363-23-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	*Moussette Oil Burner.....	887-25-SA
Ballard Staples & Pfeiffer Steam Atomizing High Pressure Burner.....	1414-22-SA	*National Rotary Oil Burner.....	836-25-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*Nokol Automatic Heater.....	1078-24-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	*Orr Fuel Oil Burner.....	113-26-SA
Best Calorex Burner.....	1464-21-SA	*Paramount Oil Burner.....	1193-25-SA
Burnwell Mechanical Burner.....	957-22-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Caloril Burner—Type AA.....	1361-24-SA	Peabody-Fisher Wide Range Mechanical Oil Burner	644-21-SA
Coen Mechanical Oil Burner.....	942-21-SA	*Petro Domestic Burner.....	161-26-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	Petro Mechanical Burner and Air Register..	735-24-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Powerlight Oilheat Burner.....	628-23-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Rayfield Oil Burner.....	504-26-SA
*Doherty Oil Burner.....	943-26-SA	Ray Rotary Fuel Oil.....	504-23-SA
*Electrol Automatic Oil Burner.....	259-25-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enco Burner.....	1414-23-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulse Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gill Oil Burner.....	1231-23-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Gulf Oil Burner.....	382-26-SA	Steam Oil Burner.....	183-22-SA
Hammel Oil Burner.....	1278-21-SA	*Summerheat Oil Burner.....	581-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	Surface Combustion Low Pressure Burner..	92-23-SA
*Hart Automatic Oil Burner.....	1162-24-SA	*Sword Automatic Oil Burner.....	951-25-SA
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Induslo Fuel Oil Burner 1-27.....	5-24-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
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Joyce Oil Burner.....	852-26-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lientz Oil Burner.....	155-20-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
		*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
		*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
- 1372-21-SA—Ford Fire Line Reducing Valve, approval of.
- 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 1526-22-SA—Delaney Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
- 1176-23-SA—Ziegler Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1429-23-SA—Kerrihard Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 26-25-SA—Keenan Brilliant Burner, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.

- 1106-25-SA—Modern Oil Burner, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 1346-25-SA—Palmer Gravity Lock, approval of.
- 55-26-SA—Ferreira Oil Burner, approval of.
- 111-26-SA—Gem Fuel Oil Burner, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 418-26-SA—Film Inspection Machine (approved type), approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 755-26-SA—Sundstrand Automatic Oil Burner, approval of.
- 764-26-SA—Berggren Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 792-26-SA—North American Low Pressure Oil Burner, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
- 950-26-SA—Ideal Fuel Oil Burner, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 88-27-SA—Hauck Venturi Low Pressure Oil Burner, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 328-27-SA—Holby Oil Burner, approval of.
- 402-27-SA—Faraday Model "F," 110 Volt A.C. Fire Alarm, approval of.
- 428-27-SA—Goulds Rotary Oil Pump, No. 1676, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 481-27-SA—Eisler Automatic Oil Burner, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 651-27-SA—The S. & G. Panic Lock, approval of.
- 673-27-SA—Morrissey Oil Burner, approval of.
- 698-27-SA—Everite Oil Burner, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
- 900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1926.....	459	Withdrawn	168
Cases filed up to December 28, 1927.....	1345	Dismissed	93
Restored to calendar.....	98	Denied	261
		Granted	4
		Granted on condition.....	644
		Appliances approved.....	27
		Appliances dismissed, disapproved or withdrawn.....	43
		Rules approved.....	4
		Rules disapproved or rescinded.....	1
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	280	Requests to reopen granted.....	242
Requests to amend.....	48	Requests to reopen denied.....	26
Requests for modification.....	21	Requests to amend granted.....	47
Requests to rescind.....	4	Requests to amend denied.....	1
Requests for extension of time.....	41	Requests for modification granted.....	20
Requests for extension of permit.....	34	Requests for modification denied.....	1
Requests for mechanical installations.....	0	Requests to rescind granted.....	4
Requests for approval of plans.....	42	Requests to rescind denied.....	0
Administrative requests.....	2	Requests for extension of time granted.....	41
Requests for interpretation.....	5	Requests for extension of time denied.....	0
Total	2379	Requests for extension of permit granted.....	34
Disposed of.....	1722	Requests for extension of permit denied.....	0
Cases pending December 28, 1927.....	657	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	40
		Plans disapproved.....	2
		Administrative requests granted.....	2
		Administrative requests denied or withdrawn.....	0
		Interpretations	5
		Requests withdrawn or dismissed.....	12
		Total	1722

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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JANUARY 10, 1928

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No. 2

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, January 10, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, January 17, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, January 4, 1928, at 10 a. m.

Minutes of Regular Meeting, January 4, 1928, at 2 p. m.

Fire Drill Rules.

Smoking in Factories, Rules.

Structural Alterations, Rules.

Appliances Approved.

Reserve Calendar.

Progress Report.

CALENDAR

DOCKET.

New Cases Filed up to January 4, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
3-28-S.....	B.B.M....	494-496 Eighth ave., Man., N. B. 539-27
2-28-BZ.....	F.D.....	East side of First ave., to East River from 26th st. to 29th st., Man., N. B. 2285-26
1-28-BZ.....	F.D.....	3401 Kingsland ave., Bx., Alt. 4321-27
1357-27-BZ.....	B.B.M....	4467 Broadway, Man., N. B. 542-27
1356-27-A.....	B.B.B....	119-133 E. 22nd st., Bklyn., Applic. 23289-27
1355-27-A.....	F.D.....	351 S. 3rd st., Bklyn., L. C. 8557
1354-27-S.....	F.D.....	503-532 W. 27th st., Man., L. D. 18635
1353-27-BZ.....	B.B.Bx...	3439 Kingsbridge ave., Bx., N. B. 2612-27
1352-27-A.....	B.B.M....	119 Fifth ave., Man., Exit Order 67-1927
1351-27-A.....	F.D.....	139 Centre st., Man., F-29632 & 29633
1350-27-BZ.....	B.B.Bx...	2100-2110 Jerome ave., Bx., N. B. 2576-27
1349-27-A.....	F.D.....	2040-2050 Broadway, Man., F-23126
1348-27-BZ.....	F.D.....	2753-2761 Coney Island ave., Bklyn., Alt. 4322-27
1347-27-A.....	F.D.....	310-322 Vernon ave., L. I. C., Q., L. C. 3271
1346-27-S.....	F.D.....	25-27 W. 56th st., Man., Alt. 1931-27

Restored to Calendar.

448-27-S.....	F.D.....	338-342 Jackson ave., Bx., L. D. 12114
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CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, JANUARY 10, 1928, AT 2 P. M.

Building Zone Cases.

833-27-BZ.
APPLICANT—McCoey & Conroy, for Beth Hakanesseth
 Talmud Torah of Kings Highway, Inc., owner.
PREMISES—1202-1218 Avenue P and 1611 East 12th
 street, Brooklyn.
APPLICATION, under section 21 of the building zone
 resolution,

TO PERMIT in an "E" area and residence district the
 erection and maintenance of a building less than
 ten (10) feet from the street line, and to occupy
 more than fifty (50) per cent of the area of the
 lot and also provided with a yard of less area than
 required by the zone resolution.

855-27-BZ.

APPLICANT—Harry H. Holler, for Anna C. Bingler,
 owner.

PREMISES—Northeast corner of Merrick road and
 Springfield boulevard, Springfield, Borough of
 Queens.

APPLICATION, under section 21 of the building zone
 resolution,

TO PERMIT in a business district the erection and main-
 tenance of a gasoline service station.

863-27-BZ.

APPLICANT—Gardiner Conroy, for Samuel Axelrod,
 owner.

PREMISES—1301-1319 65th street, Brooklyn.

APPLICATION, under section 21 of the building zone
 resolution,

TO PERMIT, partly in a business district and partly in a
 residence district, the erection and maintenance of a
 gasoline service station.

914-27-BZ.

APPLICANT—William Cramer, for Loretta Cramer
 Ewart, owner.

PREMISES—1713-1719 Jerome avenue, Brooklyn.

APPLICATION, under section 21 of the building zone
 resolution,

TO PERMIT, partly in a business district and partly in an
 unrestricted district, the maintenance of a motor
 vehicle repair shop.

960-27-BZ.

APPLICANT—William F. Doyle, for Thomas Realty Co.,
 owner.

PREMISES—East side of Boston road, 122.08 ft. south of
 Vyse avenue, The Bronx.

APPLICATION, under section 21 of the building zone
 resolution,

TO PERMIT, partly in a business district and partly in a
 residence district, the erection and maintenance of a
 garage for the storage of more than five (5) motor
 vehicles.

1270-27-BZ.

APPLICANT—Mortimer E. Freehof, for Congregation
 Beth Elohim, owner.

PREMISES—169-179 Eighth avenue and 276 Garfield place,
 Brooklyn.

APPLICATION, under section 21 of the building zone
 resolution,

TO PERMIT in a "D" area district, extending from a
 "B" area district, and also in a residence district,
 the erection and maintenance of a building occupy-
 ing a greater per cent of the area of the lot than
 that permitted under the zone resolution.

JANUARY 10, 1928, 10 A. M.

Appeals from Administrative Orders.

343-27-A—849 East 24th street, Brooklyn.

640-27-A—East side of 11th avenue, between 9th and 11th
 streets, Whitestone, Borough of Queens.

826-27-A—Bulkhead at City Pier, Canarsie Shore, Brook-
 lyn.

CALENDAR

- 857-27-A—482-504 Driggs avenue, 177-195 North 9th street and 182-198 North 10th street, Brooklyn.
- 888-27-A—355 Vernon avenue, Long Island City, Borough of Queens.
- 902-27-A—371 Walton avenue (rear), The Bronx.
- 911-27-A—7626 Narrows avenue, Brooklyn.
- 951-27-A—607-609 Hudson street, 324 West 12th street and 793 Greenwich street, Manhattan.
- 909-27-A—51-59 Otsego street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 10, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 859-27-BZ—Application, July 28, 1927, under section 21 of the building zone resolution, of Charles L. Craig substituted for William F. Doyle, applicant, on behalf of Lea Construction Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3896-3906 Tenth avenue, southwest corner of Isham street, Manhattan.

CAL. NO. 569-27-BZ—Application, May 20, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Delaney & Otten Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Fourth avenue and 12th street, Brooklyn.

CAL. NO. 556-27-BZ—Application, May 17, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of Thomas M. Gilligan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of White Plains avenue and East Tremont avenue, The Bronx.

CAL. NO. 779-27-BZ—Application, July 6, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Dann Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2448-2462 Coney Island avenue, Brooklyn.

CAL. NO. 780-27-BZ—Application, July 6, 1927, under section 21 of the building zone resolution, of McCooey and Conroy, applicants, on behalf of Max J. Rosenthal, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 112-126 East 98th street, Brooklyn.

CAL. NO. 784-27-BZ—Application, July 7, 1927, under section 21 of the building zone resolution, of Louis Shapiro, applicant, on behalf of William Berman, owner, to permit

in a business district the erection and maintenance of a gasoline service station; premises 820-830 Empire boulevard and 793-803 Lefferts avenue, Brooklyn.

CAL. NO. 825-27-BZ—Application, July 18, 1927, under section 21 of the building zone resolution, of Richard Morrison, applicant and owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises southeast corner of Bronx boulevard and East 219th street, The Bronx.

CAL. NO. 858-27-BZ—Application, July 28, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Warren Laconia Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Seabury place, The Bronx.

CAL. NO. 772-27-BZ—Application, July 2, 1927, under section 7c of the building zone resolution, of Ernest M. Anderson, applicant, on behalf of The New York Athletic Club of the City of New York, owner, to permit the extension, from a business district into a residence district, of a proposed clubhouse with stores on the first story; premises 919-933 Seventh avenue, 175 West 58th street and 180 Central Park South, Manhattan.

CAL. NO. 835-27-BZ—Application, July 22, 1927, under section 21 of the building zone resolution, of Harry H. Holler, applicant, on behalf of John C. Barr, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Merrick road and Brookville road, Rosedale, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

JANUARY 10, 1928, 2 P. M.

Petitions for Variations.

- 336-27-S—7-9 West 36th street, Manhattan.
- 887-27-S—1 West 52nd street, Manhattan.
- 502-27-S—16-24 West 47th street, Manhattan.
- 740-27-S—513-515 Flushing avenue, Brooklyn.
- 775-27-S—226-228 East 37th street, Manhattan.
- 871-27-S—216-226 East 45th street, Manhattan.
- 874-27-S—537 Eighth avenue and 300 West 37th street, Manhattan.
- 883-27-S—346 Sixth avenue, Manhattan.
- 939-27-S—151-163 West 26th street, Manhattan.
- 953-27-S—1 East 28th street and 251 Fifth avenue, Manhattan.
- 959-27-S—37-47 Bogart street, Brooklyn.

Appliance Submitted for Approval.

- 957-27-SA—Goodspeed Automatic Oil Burner, approval of.

CALENDAR

CALL OF CLERK'S CALENDAR
TUESDAY, JANUARY 17, 1928, AT 2 P. M.

Building Zone Cases.

802-27-BZ.

APPLICANT—Colonial Installation Corp., for Benjamin Sakren, owner.

PREMISES—380 Rogers avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

877-27-BZ.

APPLICANT—Louis Sheinart, for Gilchrist Realty Corp., owner.

PREMISES—Southwest corner of Prospect avenue and Terrace place, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1268-27-BZ.

APPLICANT—John W. Hahner, for 128 West 30th Street Corp., owner.

PREMISES—128-134 West 30th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a two times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

105-27-BZ.

APPLICANT—William F. Doyle, for Sobol Brothers, owners.

PREMISES—301-303 Mulberry street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

906-27-BZ.

APPLICANT—Edward P. Doyle, for Walter M. Donovan, owner.

PREMISES—3803-3809 Tenth avenue and 440-446 West 204th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously withdrawn).

573-26-BZ.

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner.

PREMISES—636 East Fordham road, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution (Reopened to amend and modify),

TO PERMIT the extension, from a business district into a residence district, of a proposed building to be used for business purposes.

JANUARY 17, 1928, 10 A. M.

Appeals from Administrative Orders.

608-27-A—129 East 73rd street, Manhattan.

839-27-A—560 West 173rd street, Manhattan.

840-27-A—115 East 95th street, Manhattan.

841-27-A—466 West 145th street, Manhattan.

818-27-A—251-257 West 75th street, Manhattan.

842-27-A—823 Utica avenue, Brooklyn.

849-27-A—Northeast corner of 126th street and 91st avenue, Richmond Hill, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 17, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 777-27-BZ—Application, July 5, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Miriam Gluck, owner, to permit in a residence district the erection and maintenance of a business building (stores); premises southeast corner of Villa avenue and East 204th street, The Bronx.

CAL. NO. 555-27-BZ—Application, May 17, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of Mary V. Dempsey, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Arnov avenue and Boston road, The Bronx.

CAL. NO. 834-27-BZ—Application, July 21, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Joseph E. Deinhardt, on behalf of Catherine G. Connolly, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 172-188 Grove street, Brooklyn.

CAL. NO. 844-27-BZ—Application, July 25, 1927, under section 7b of the building zone resolution, of Charles Kreymsborg & Son, applicants, on behalf of Emil Mosbacher, owner, to permit the extension, from a business district into a residence district, of a proposed business building (stores); premises 3120-3130 Decatur avenue and 361-363 East 204th street, northeast corner, The Bronx.

CAL. NO. 869-27-BZ—Application, July 29, 1927, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, substituted for William Shary, on behalf of Hartney Realty Co., Inc., owner, to permit in a business use and "B" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required by the zone resolution; premises 1082-1090 Ogden avenue, The Bronx.

CAL. NO. 896-27-BZ—Application, August 8, 1927, under sections 7a, 7b and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Charles Sengen, owner, to permit in a business district the extension in area and height of an existing building occupied as a motor

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vehicle repair shop and garage for the storage of more than five (5) motor vehicles; premises 13-15 Sumpter street, Brooklyn.

CAL. NO. 903-27-BZ—Application, August 9, 1927, under section 21 of the building zone resolution, of Edwin C. Georgi, applicant, on behalf of Licht Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 26-34 Sherman avenue, Manhattan.

CAL. NO. 941-27-BZ—Application, August 20, 1927, under section 7c of the building zone resolution, of William F. Doyle, applicant, on behalf of Builders Garage Corp., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1104-1112 Pacific street, Brooklyn.

CAL. NO. 1267-27-BZ—Application, December 2, 1927, under sections 7b and 21 of the building zone resolution, of David Porter, applicant, on behalf of Forest Hills Masonic Guild, Inc., owner, to permit in a residence district, extending from a business district, the alteration and extension in height of a fraternity lodge building; premises northeast corner of Queens boulevard and 71st street, Forest Hills, Borough of Queens.

CAL. NO. 1037-27-BZ—Application, September 22, 1927, under section 21 of the building zone resolution, of Daniel Campbell, Jr., architect and engineer, on behalf of Francis J. Hurley, owner, to permit in an "F" area and residence district the erection and maintenance of a building less than fifteen (15) feet from the street line, and also to provide a side yard having its width less than required by the zone resolution; premises 148-49 Kalmia street and 46-46 156th street, northwest corner, Flushing, Borough of Queens.

CAL. NO. 897-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of Harry Cook, applicant, on behalf of Keva Skodnick, owner, to permit in a residence district the erection and maintenance of a business building (stores); premises southwest corner of Hollis avenue and 191st street, Hollis, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

JANUARY 17, 1928, 2 P. M.

Petitions for Variations.

733-26-S—138-144 West 25th street, Manhattan.

752-27-S—2861-2865 Broadway, Manhattan.

798-27-S—37-39 West 57th street, Manhattan.

641-27-S—607-609 Fifth avenue, Manhattan.

720-27-S—680-688 Sixth avenue and 59-65 West 39th street, Manhattan.

800-27-S—120-122 East 59th street, Manhattan.

838-27-S—163 East 54th street, Manhattan.

852-27-S—40-42 East 22nd street, Manhattan.

886-27-S—320-324 West 37th street, Manhattan.

Appliances Submitted for Approval.

814-27-SA—Elkhart Flush Type Siamese, approval of.

428-27-SA—Goulds Rotary Oil Pump, No. 1676, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, JANUARY 24, 1928, AT 2 P. M.

Building Zone Cases.

885-27-BZ.

APPLICANT—William Shary, for Eugene H. McCauliff, owner.

PREMISES—2722-2728 Bailey avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

946-27-BZ.

APPLICANT—Saul Goldsmith, for Bernard Corn, owner.

PREMISES—8502-8512 19th avenue and 1864-1878 85th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house with stores on the first story.

925-27-BZ.

APPLICANT—John J. Dunnigan, for Towruss Realty Corp., owner.

PREMISES—2100 Webster avenue and 401-409 East 180th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles.

JANUARY 24, 1928, 10 A. M.

Appeals from Administrative Orders.

873-27-A—581-593 Water street, Manhattan.

878-27-A—255-258 South street and 503-509 Water street, Manhattan.

942-27-A—252-262 West 40th street, Manhattan.

949-27-A—364 Manhattan avenue, Brooklyn.

908-27-A—1987 Webster avenue, The Bronx.

650-27-A—638-660 Ocean avenue, Brooklyn.

882-27-A—117 Fulton street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 24, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 806-27-BZ—Application, July 12, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Rostfel Realty Co., Inc., owner, to permit, partly in a business dis-

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strict and partly in a residence district, the erection and maintenance of a gasoline service station; premises northeast corner of Kings Highway and Stillwell avenue, Brooklyn.

CAL. NO. 831-27-BZ—Application, July 21, 1927, under sections 7c and 21 of the building zone resolution, of William H. Ludwig, applicant, on behalf of Avenue D Building Co., Inc., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3110-3124 Avenue H, south side of Avenue H, from Flatbush avenue to East 32nd street, Brooklyn.

CAL. NO. 915-27-BZ—Application, August 15, 1927, under sections 7a, 7b, 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Ellgold Realty Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of West 166th street and Ogden avenue, The Bronx.

CAL. NO. 924-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of Abraham Cohen, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 111-02 and 111-04 101st avenue, Richmond Hill, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

JANUARY 24, 1928, 2 P. M.

Petitions for Variations.

785-27-S—333-339 Hudson street and 94-96 Charlton street, Manhattan.
910-27-S—927 Broadway, Manhattan.
920-27-S—272 Flushing avenue, Long Island City, Borough of Queens.
929-27-S—20 West 17th street, Manhattan.
948-27-S—115-117 East 29th street, Manhattan.
954-27-S—6 Varick street, Manhattan.

FRIDAY, FEBRUARY 10, 1928, AT 2 P. M.
SPECIAL MEETING.

Rules.

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING,

WEDNESDAY MORNING, JANUARY 4, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, December 27, 1927, and the minutes of the regular meeting of the board, held on Tuesday afternoon, December 27, 1927, were approved as printed in the Bulletin, No. 1, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS.

650-27-A.

APPELLANT—Jonas Land Co., Inc., owner.
SUBJECT—Appeal from order of fire commissioner.
PREMISES AFFECTED—638-660 Ocean avenue, Brooklyn.

APPEARANCES—

For Appellant: J. Frummer and S. Rappaport.
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to January 24, 1928, at 10 a. m., for applicant to present further information.

882-27-A.

APPELLANT—John Buonacone, owner.
SUBJECT—Appeal from order of fire commissioner.
PREMISES AFFECTED—117 Fulton street, Brooklyn.

APPEARANCES—

For Appellant: Percy J. King.
For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to January 24, 1928, at 10 a. m., at request of appellant's representative.

1248-27-A.

APPELLANT—William F. Doyle, for Samuel Levy, Sarah Backer and Estate of Emanuel Arnstein, lessee.

SUBJECT—Appeal from order of fire commissioner.
PREMISES AFFECTED—729 Seventh avenue, Manhattan.

APPEARANCES—

For Appellant: William F. Doyle.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

1344-27-A.

APPELLANT—Andrew Freedman Home, owner.
SUBJECT—Application to withdraw—re appeal from order of fire commissioner.

PREMISES AFFECTED—1125 Grand Concourse, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

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792-27-A.

APPELLANT—Louis T. Weiss, Jr., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—768-772 Pacific street, Brooklyn.

APPEARANCES—

For Appellant: Louis T. Weiss, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

5

Negative

0

Absent

0

THE RESOLUTION—

(792-27-A)

WHEREAS, Louis T. Weiss, Jr., owner, filed, July 8, 1927, an appeal from an order of the fire commissioner, affecting premises 768-772 Pacific street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 21, 1927 (Order No. 18234-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at east, south and west sides of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5, of the Code of Ordinances."

and

WHEREAS, the building is non-fireproof, five stories and basement in height, 60 ft. by 100 ft. in area; OCCUPIED: basement, hardware storage, no persons; 1st story, machinery manufacture, 18 persons; 2nd story, machinery manufacture, 6 persons; 3rd story, manufacture of children's games, 8 persons; 4th story, storage of hats, no persons; 5th story, manufacture of electric bells, 10 persons; and

WHEREAS, there are five windows on each story above the first story in the easterly wall of the building within 50 ft. of the roof of an abutting one-story power house to the east and within 30 ft. of openings in a neighboring five-story fireproof building to the east; four windows on each story above the first story in the southerly wall of the building within 50 ft. of the roof of a neighboring one-story shed to the south and five windows on each story above the first story in the westerly wall within 50 ft. of the roof of an abutting two-story fireproof power house to the west and two sets of mullion windows in the east and west wall similarly placed; and

WHEREAS, appellant contends that the building forming the exposures to the east and west are fireproof and the windows therein are fireproof and that the building in question is equipped with a sprinkler system with central station service.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only as to the windows on the gable walls, other than the one row to the extreme rear on the westerly gable wall, *on condition* that the occupancy and use of the premises shall remain unchanged and that the existing exposures to the east and west remain unchanged; be it further provided that the owner has the option of equipping all openings embraced by this order with sprinkler heads, distant not more than 3 ft. from the center of each opening.

875-27-A.

APPELLANT—Croker Nat'l Fire Prev. Eng. Co., for Robert Jacob, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Foot of East Pilot street, City Island (Bldg. No. 4), The Bronx.

APPEARANCES—

For Appellant: H. H. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

5

Negative

0

Absent

0

THE RESOLUTION—

(875-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Robert Jacob, Inc., owner, filed, August 2, 1927, an appeal from an order of the fire commissioner, affecting premises Foot of East Pilot street (Building No. 4), City Island, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated May 9, 1927 (Order No. 19850-F), reads:

No. 4 Building.

"1. Install a standpipe system with risers 4 inches in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the building is non-fireproof, one story (19 ft. 10 in.) in height, 60 ft. by 200 ft. (12,000 sq. ft.) in area; OCCUPIED as a wood joiner shop, 15 persons; and

WHEREAS, appellant contends that the building is low in height; that it is open on all sides; that there are city fire hydrants in the vicinity and that there are located within the building three 1½-inch hose outlets with 50 ft. of hose at each outlet.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that such auxiliary fire extinguishing equipment otherwise, as shall be directed by the fire commissioner, shall be installed and maintained; that the building shall not be increased in height, area or dimension, and *granted* only as long as the operation and use of the premises remains unchanged.

876-27-A.

APPELLANT—Croker Nat'l Fire Prev. Eng. Co., for Robert Jacob, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Foot of East Pilot street (Bldg. No. 9), City Island, The Bronx.

APPEARANCES—

For Appellant: H. H. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

5

Negative

0

Absent

0

THE RESOLUTION—

(876-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Robert Jacob, Inc., owner, filed, August 2, 1927, an appeal from an order of the fire commissioner, affecting premises Foot of East Pilot street (Building No. 9), City Island, Borough of The Bronx; and

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WHEREAS, the order of the fire commissioner, dated May 9, 1927 (Order No. 19849-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building is fireproof, one story (56 ft. to top of trussed roof) in height, 86 ft. by 176 ft. (15,000 sq. ft.) in area; the westerly end of this building opens into a one-story corrugated iron shed, 61 ft. by 53 ft., irregular, in area; OCCUPIED as a construction shop for yachts, 35 persons; and

WHEREAS, appellant contends that the building is accessible from all sides; that there are city fire hydrants in the immediate vicinity and that fire pails are distributed throughout the premises.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that such auxiliary fire extinguishing equipment otherwise, as shall be directed by the fire commissioner, shall be installed and maintained; that the building shall not be increased in height, area or dimension, and granted only as long as the operation and use of the premises remains unchanged.

1247-27-A.

APPELLANT—William F. Doyle, for Samuel Levy, Sarah Backer and Estate of Emanuel Arnstein, lessees.

SUBJECT—Appeal from orders of fire commissioner.
PREMISES AFFECTED—729 Seventh avenue, Manhattan.

APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1247-27-A)

WHEREAS, William F. Doyle, for Samuel Levy, Sarah Backer and Estate of Emanuel Arnstein, lessees, filed, November 28, 1927, an appeal from orders of the fire commissioner, affecting premises 729 Seventh avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 17, 1927 (Order No. 11550-LD), reads:

"1. Remove the lunch counter from passageway, 1st story, northeast stairway, as per Rule 5 of the Board of Standards and Appeals, adopted July 29th, 1924.";

and

WHEREAS, the order of the fire commissioner, dated February 17, 1927 (Order No. 11551-LD), reads:

"1. Arrange all doors from rooms to corridors on all stories to open outwardly, as per Sec. 270 of the Labor Law.";

and

WHEREAS, the order of the fire commissioner, dated March 26, 1927 (Order No. 4852-LD), reads:

"1. Remove all partitions not built of incombustible material, as per Section 263 and 270 of the Labor Law.";

and

WHEREAS, the order of the fire commissioner, dated August 27, 1927 (Order No. 25704-LF), reads:

"1. Extend sprinkler system to cover every square foot of floor area of portion of building occupied as bank, north side of building at 1st story. Section 20, Chapter 12, Code of Ordinances.";

and

WHEREAS, the building is fireproof, 16 stories in height, 100 ft. 4 in. by 99 ft. 10¾ in. in area; OCCUPIED for film exchange and office purposes, about 30 persons on each story; and

WHEREAS, the chief of the bureau of fire prevention has filed a written request for an early hearing, due to the storage of nitro-cellulose moving picture film; and

WHEREAS, the appellant contends that there is no factory occupancy in the building under this appeal; that the tenants of the building have been conducting their business under permits granted by the New York Fire Department for a number of years under the exact conditions which prevail today; and

WHEREAS, this order is predicated on the examination and repairing of motion picture films conducted on these premises; and

WHEREAS, it has been stated by the representative of the bureau of fire prevention that the work performed, because of which this order was issued, is only incidental to the examination of the films; and

WHEREAS, it has been stated that there is at present a sign painter on the second and third stories of the premises; and

WHEREAS, in the opinion of the board, the examination of motion picture film for minor defects is but incidental in the rewinding of the film for reproduction or display and is not to be held as a manufacturing use; and

WHEREAS, there have been permits in force issued by the fire department for the past fifteen years for the same use and occupancy on these premises.

Resolved, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted on condition* that the existing sign painting on the second and third stories shall be discontinued forthwith and no manufacturing permitted in any part of the building; that the continued storage and maintenance of film in this building shall be restricted to the stipulations of the permits now in force.

804-27-A.

APPELLANT—William F. Doyle, for 107th Street-108th Street Corp., owner.

SUBJECT—Appeal from order of fire commissioner.
PREMISES AFFECTED—331-335 East 107th street and 324-328 East 108th street, Manhattan.

APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.
CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(804-27-A)

WHEREAS, William F. Doyle, for 107th Street-108th Street Corp., owner, filed, July 12, 1927, an appeal from an order of the fire commissioner, affecting premises 331-335 East 107th street and 324-328 East 108th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 30, 1926 (Order No. 3639-LC), reads:

"2. Install 4" standpipe as per approved plan 42-26.";

and

WHEREAS, the building is non-fireproof, one story in height, 75 ft. frontage on East 107th street, extended 201 ft.

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10 in. through the block with a frontage of 100 ft. on 108th street and also a triangular offset 75 ft. by 45 ft. at west side, about 19,000 sq. ft. in area; OCCUPIED as a garage for the storage of more than five motor vehicles, 6 persons; and

WHEREAS, the appellant claims that the building is only one story in height, facing two streets where fire hydrants are available; that the building is equipped with auxiliary fire appliances; furthermore, the appellant proposes to install a wet sprinkler system fed from the city water main of 45 pounds pressure.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the premises shall be equipped with a wet sprinkler system fed from the city main, with siamese connections on both street fronts, the plans for such sprinkler equipment to be approved by the fire department, and that there shall be distributed throughout the premises not less than six 5-gallon approved foamite or fire foam extinguishers, located as directed by the fire department, and that the building shall not be increased in height, area or dimension.

BUILDING ZONE CASES.

806-27-BZ.

APPLICANT—Edward P. Doyle, for Rostfel Realty Co., Inc., owner.

SUBJECT—Application (re decision of fire commissioner), under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Kings Highway and Stillwell avenue, Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Samuel Weiss, Philip Simon, Philip Lippner, Mrs. Werner and Samuel Kahan.

ACTION OF BOARD—Laid over to January 24, 1928, at 10 a. m., on written request of applicant.

831-27-BZ.

APPLICANT—William H. Ludwig, for Avenue D Building Co., Inc., owner.

SUBJECT—Application (decision of the superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3110-3124 Avenue H, Brooklyn.

APPEARANCES—

For Applicant: Hector McG. Curran, Richard von Lane, Jr.

For Opposition: Louis F. Hollenbach, Mary E. Durney.

ACTION OF BOARD—Laid over to January 24, 1928, at 10 a. m., on request of applicant.

829-27-BZ.

APPLICANT—James Whitford, for Isle Theatrical Co., owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre and office building.

PREMISES AFFECTED—North side of Hyatt street, 100 feet east of St. Marks place, St. George, Richmond.

APPEARANCES—

For Applicant: James Whitford.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(829-27-BZ)

WHEREAS, James Whitford, for Isle Theatrical Co., owner, filed, July 21, 1927, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a theatre and office building; premises north side of Hyatt street, 100 ft. east of St. Marks place, St. George, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hyatt street is in a business district, St. Marks place is in a residence district and Stuyvesant place is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 11, 1927 (N. B. 1455-27), reads:

"The above numbered application filed July 11th, for the erection of a theatre and office building is hereby disapproved, being contrary to Zoning resolution as part of this structure extends into a residence zone;"

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 142 ft. and a depth of 175 ft. 10 in.; to be occupied as a theatre and office building; and

WHEREAS, this plot is cut by two use districts, the triangular portion, approximately 87 ft. by 107 ft. at the northwesterly rear corner of plot, being within the residence use district of the premises; and

WHEREAS, the board deems that this is a proper matter for the exercise of discretion under the rules of exception, section 7, subdivision c; and

WHEREAS, practical difficulty and unnecessary hardship would be involved if compelled to construct the building in accordance with the strict letter of the zoning law.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, for the extension of the proposed theatre building, *on condition* that all walls within the residence use area shall be unpierced throughout their entire height and length, other than for three exit emergency openings to the rear court, with exit from said rear court through side court within the business portion of premises to Hyatt street; that there shall be no advertising of any nature or description erected or maintained within the residence use area of the plot; that the building shall be constructed in accordance with article 25 of the building code, and that all permits required shall be obtained within nine months and any work involved thereby shall be completed within eighteen months from the date of this action.

514-27-BZ.

APPLICANT—Morris Lubitz, for Philip Lerch, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a

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garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—4550 White Plains avenue, The Bronx.

APPEARANCES—

For Applicant: Morris Lubitz.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(514-27-BZ)

WHEREAS, Morris Lubitz, for Philip Lerch, owner, filed, May 10, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 4550 White Plains avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that White Plains avenue is in both a business and unrestricted district, East 240th street is in a business district and Furman avenue is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 3, 1927 (N. B. 609-27), reads:

"1. Erection of public garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 75.6 ft. and a depth of 78.78 ft. and 88.97 ft., irregular; to be occupied as a garage for the storage of more than five (5) motor vehicles; and

WHEREAS, the applicant has made a diligent effort to support his application under the rules of exception, section 7, subdivision g; and

WHEREAS, the applicant has filed 78 per cent consents of both street fronts; and

WHEREAS, there exists on these premises at present a garage for nine cars and a public gasoline selling station; and

WHEREAS, the plot is cut by two use districts, the rear of the premises, throughout the entire width, lying within the unrestricted area of Furman avenue.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be constructed fireproof throughout and shall be restricted in height to a building not more than two stories above curb level; that the structure shall be erected substantially in accordance with the floor plan as filed in this appeal; that the gasoline service pumps, located outside of the building on the first story, shall be restricted in operation to and wholly within the property of the premises under appeal; that the pumps shall not be operated from the sidewalk front of the premises; that a concrete curbing, not less than 18 inches in height, 12 inches in depth, shall be incorporated on the building line for the entire width of the gasoline pumps and extending 4 ft. beyond at each end; that the front elevation shall be finished with face brick and architectural terra cotta or stone trimming; that there shall be no roof sign erected or maintained, and that there

shall be no advertising, other than flat wall signs, and not more than one projecting electric sign, indicating the title of business conducted on the premises, and that all permits required shall be obtained within nine months and any work involved shall be completed within eighteen months from the date of this action.

550-27-BZ.

APPLICANT—Cainhart Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2035-2039 Williamsbridge road, The Bronx.

APPEARANCES—

For Applicant: Robert W. Maloney.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(550-27-BZ)

WHEREAS, Cainhart Realty Corp., for Cainhart Realty Corp., owner, filed, May 17, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 2035-2039 Williamsbridge road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Williamsbridge road is in a business district, Lydig avenue is in a residence district and that Tomlinson avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 16, 1927 (N. B. App. 1130-27), reads:

"The erection and maintenance of proposed gasoline selling station in business district is contrary to provisions of Building Zone Resolution.";

and WHEREAS, it is proposed to erect a two-story office and rest room, bury four 550-gallon tanks and erect six pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 on the ground of hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

510-27-BZ.

APPLICANT—Philip J. Sinnott, for Alden Terrace Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Philip J. Sinnott and P. Kaplan.

For Opposition: None.

ACTION OF BOARD—Application denied.

MINUTES

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(510-27-BZ)

WHEREAS, Philip J. Sinnott, for Alden Terrace Corp., owner, filed, May 9, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cypress Hills road (west side) is in a business district, Cypress Hills road (east side) is in a residence district and that Cooper avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 9, 1927 (Plan No. 2162-27), reads:

"1. Creation of a gasoline station is prohibited in a business district by the Zoning Resolution of the Board of Standards and Appeals."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 101 ft. on Cypress Hills road and 152.23 ft. on Cooper avenue, upon which it is proposed to erect a small office and accessory store (15 ft. by 20 ft. in area), and to install the necessary tanks, pumps and piping for a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the ground of hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

846-27-BZ.

APPLICANT—William F. Doyle, for Mere Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—East side of Webster avenue, 1,093.40 ft. north of Burke avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(846-27-BZ)

WHEREAS, William F. Doyle, for Mere Holding Corp., owner, filed, July 25, 1927, an application, under the building zone resolution, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five motor vehicles; premises east side of Webster avenue, 1,093.40 ft. north of Burke avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Webster avenue (east side), south of a point opposite East 209th street continued is in a business district, Webster avenue (east side), north of a point opposite East 209th street continued is in an unrestricted district, Webster avenue (west side) is in a residence district and that Parkside place is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 19, 1927 (N. B. 1594-27), reads:

"1. Erection of proposed garage for storage of more than five motor vehicles partly in unrestricted district and partly in business district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story and basement (25 ft. above grade) in height, with a frontage of 250.20 ft. and a depth of 64.44 ft. and 45.34 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the conformation of the plot does not readily lend itself to commercial or industrial development; and

WHEREAS, more than two-thirds of the plot lies within the unrestricted use district, and because of the aforesaid description and conditions as to ownership as well as the improbability of business use development of that portion of the plot within the business use district, the board deems that under section 7, subdivision c, it is justified in granting a variation, and that under section 21 applicant was entitled to consideration in view of the unnecessary hardship and practical difficulty to compel conforming development for that minor portion of the plot within the business area.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the structure shall not exceed in height a building more than two stories above curb level; that the northerly and southerly gable walls shall be unpierced throughout their entire height and length; that the front elevation shall be finished with face brick and architectural terra cotta or stone trimmings; that the center portion of the street wall, approximately 100 ft. in width, shall be finished with a pediment parapet wall; that there shall be no roof sign erected; that any advertising shall be restricted to the show windows of the store front or flat wall signs and one projecting electric sign, indicating the name or title of business conducted on the premises; that any gasoline storage equipment installed shall be confined to and within the unrestricted use area of the premises, and that all permits required shall be obtained within nine months and any work involved shall be completed within eighteen months from the date of this action.

358-26-BZ.

APPLICANT—New York Telephone Company, present owner. (Albert J. Schwarzler, previous owner.)

SUBJECT—Application for amendment and modification of the previous resolution—re application (decision of the superintendent of buildings) under sections 7c, 7d and 21 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed telephone exchange building.

PREMISES AFFECTED—South side of 175th street, between Grand Concourse and Walton avenue, The Bronx.

APPEARANCES—

For Applicant: N. B. Egleston.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

MINUTES

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(358-26-BZ)

WHEREAS, New York Telephone Co., for New York Telephone Co., owner, filed, April 23, 1926, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, for a proposed telephone exchange building; premises south side of East 175th street, between Grand Concourse and Walton avenue, Borough of The Bronx; and

WHEREAS, this application was granted May 25, 1926, for a building four stories above Concourse grade, and reopened for amendment November 29, 1927, to permit a building five stories above Concourse grade; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 175th street is in a business district, Grand Concourse is in a residence district, below the Concourse level at crossings, business district and that Walton avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 1, 1927 (N. B. 704-26), reads:

"1. Proposed increase in height of business building in business and residence district to five stories in height above grade of Grand Boulevard and Concourse is contrary to conditions in approval of Board of Appeals, May 25, 1926, on Calendar No. 358-26.";

and

WHEREAS, the proposed building is to be of fireproof construction, eight stories in height, with a frontage of 264 ft. 10¾ in. and a depth of 100 ft.; to be occupied as a telephone exchange building; and

WHEREAS, the board deemed that the application warrants relief under section 7, subdivision c, for the reason that the new additional story will be used for executive offices of this branch telephone exchange; and

WHEREAS, the rules of exception, under section 7, subdivision d, provide for a variation in a residence use district for central telephone exchange.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the structure above the street grade of the Concourse, *on condition* that the building shall not exceed in height five stories above the Grand Concourse; that the entire structure shall be restricted to the use, conduct and operation of telephone exchange, with such administrative office use therein as is incidental to and required in the conduct of this telephone exchange; that the front elevation on the Concourse, 175th street and Walton avenue shall be finished with face brick with architectural terra cotta or natural stone trimmings; that there shall be not more than one entrance on the Concourse front of the premises, and that all permits necessary for the prosecution of the work shall be obtained within six months and any work involved thereby shall be completed within eighteen months from the date of this action.

642-27-BZ.

APPLICANT—McCooley & Conroy, substituted for David Kugel, for Estate of Arthur H. Sellinger, owner.

SUBJECT—Application for reconsideration, having been previously denied—re application (decision of the superintendent of buildings) under sec-

tion 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—340-360 Amboy street, Brooklyn.

APPEARANCES—

For Applicant: Murray Riskin and John H. McCooley, Jr.

For Opposition: Meyer Slifkin and Morris O'Koshken.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(642-27-BZ)

WHEREAS, McCooley & Conroy, substituted for David Kugel, for Estate of Arthur H. Sellinger, owner, filed, June 7, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 340-360 Amboy street, southwest corner of Livonia avenue, Borough of Brooklyn; and

WHEREAS, this application was denied by the board at its meeting, November 9, 1927, and reopened by vote of the board November 22, 1927, the attorneys contending that they were not represented at hearing; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Livonia avenue is in a business district, Amboy street is in a residence district, Herzl street is in an unrestricted district and Riverdale avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 17, 1927, reads:

"Re App. No. 8598-1927:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3 and 4a, subdiv. 15.

"The erection of a garage for more than five motor vehicles partly in a residential and partly in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 80 ft. on Livonia avenue and 180 ft. on Amboy street; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, the overwhelming objections of adjoining and abutting property owners, and a children's public playground occupies the entire street front opposite; and

WHEREAS, the board deemed that the applicant was not entitled to relief on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

446-27-BZ.

APPLICANT—Philip J. Sinnott, for Cerussi Contracting Co., owner.

SUBJECT—Application for reopening—amendment of resolution—re application (decision of superintendent of buildings) under section 7-c of the building zone resolution, to permit in a residence district the extension of an existing office building.

MINUTES

PREMISES AFFECTED—Northeast corner of Belmont avenue and Fordham road, The Bronx.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(446-27-BZ)

WHEREAS, Philip J. Sinnott, for Cerussi Contracting Co., owner, filed, April 26, 1927, an application, under the building zone resolution, to permit in a residence district the extension of an existing business building; premises northeast corner of Belmont avenue and Fordham road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 13, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fordham road is in a business district and Belmont avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 21, 1927, reads:

"1. Proposed extension of business building in residence district is contrary to provisions of Building Zone Resolution.

"2. Rear yard must be provided in building in residence district where lots are back to back with adjoining lots in rear.";

and

WHEREAS, the existing building is five stories in height, 50 ft. 11 $\frac{1}{8}$ in. by 135 ft. 9 $\frac{5}{8}$ in. in area; it is proposed to erect to the north of the existing building a five-story fireproof extension, 125 ft. by 100 ft. in area, the entire premises to be used for business use and occupancy; and

WHEREAS, the existing building is cut by business and residence use districts, which substantiates applicant's basis of appeal under section 7c, the board deemed that applicant is entitled to relief under section 21 of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, December 13, 1927, on certain conditions, and applicant requested a modification of the conditions as to occupancy of premises.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the existing building as extended in its entirety shall be constructed fireproof; that the requirements of the building zone resolution shall be complied with in all other respects; that the street elevation of proposed addition shall be finished in accordance with the existing structure as to material, design, color and texture, and that all permits shall be obtained within six months and any work involved shall be completed within eighteen months from the date of this action.

AREA FIXED.

(1294-27-BZ)

The chairman presented and read a communication from Matthew F. Fagan requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a public garage; premises north side of East New York avenue, 40 ft. west of Troy avenue, Borough of Brooklyn.

The following area was approved by the board.

Both sides of East New York avenue from Albany avenue to a point 200 ft. east of Troy avenue; both sides of Troy avenue from Maple street to Lefferts avenue; also the south side of Lefferts avenue from Troy avenue to a point 190 ft. west of Troy avenue.

Adjourned 3.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY AFTERNOON, JANUARY 4, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

PETITIONS FOR VARIATIONS.

648-27-S.

PETITIONER—Eugene P. Higgins, for Paragon Construction Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—9-11 East 38th street, Manhattan.

APPEARANCES—

For Petitioner: Eugene P. Higgins.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 31, 1928, at 2 p. m., on request of petitioner; final disposition.

641-27-S.

PETITIONER—Edward P. Doyle, for Estate of J. McCutcheon, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—607-609 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 17, 1928, at 2 p. m., on written request; final disposition.

720-27-S.

PETITIONER—680 Sixth Avenue Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—680-688 Sixth avenue and 59-65 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: Harold Schwartzberg.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 17, 1928, at 2 p. m., on request of petitioner's representative.

MINUTES

798-27-S.

PETITIONER—Thomas B. Leahy, for 37 West 57th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—37-39 West 57th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 17, 1928, at 2 p. m., on written request.

797-27-S.

PETITIONER—Samuel Rosenblum, for Hermelee & Gottfried, Inc., lessee of ninth floor.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—212-216 West 35th street (9th floor), Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commission-

ers Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

757-27-S.

PETITIONER—John J. Gilmartin, for Coleman Holding Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—43-51 West 36th street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commission-

ers Connell, Holland and Guilfoyle and

Chief Kenlon 5

Absent 0

THE RESOLUTION—

(757-27-S.)

WHEREAS, John J. Gilmartin, for Coleman Holding Corp., owner, filed June 29, 1927, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 43-51 West 36th street, Borough of Manhattan, and

WHEREAS, the order of the fire commissioner, dated April 4, 1927 (Order No. 15526-LD) reads:

"Remove all partitions not built of incombustible material as per Section 265 and 270 of the Labor Law."; and

WHEREAS, the building is fireproof, 12 stories in height, 100 ft. by 98 ft. in area at 1st story and 100 ft. by 88 ft. in area above; OCCUPIED: 1st story, store; upper stories, manufacture of hats and owsers, 135 persons on each story; EQUIPPED with a sprinkler system; EXITS: a fire tower; two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partions with fireproof doors at openings; and

WHEREAS, the petitioner claims that the fire department order No. 15526-LD affects all stories except the first story; that the partitions are constructed of wood and glass, only seven feet in height and use for the enclosure

of showrooms and salesrooms; furthermore, that the partitions have been erected in the building since 1926;

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

1118-27-S.

PEITIONER—Croker Natl. Fire Prev. Eng. Co., for 127-131 West 33rd St. Corp., owner.

SUBJECT—Variation of labor law as cited in an order of fire commissioner.

PREMISES AFFECTED—127-31 West 33rd street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commission-

ers Holland and Guilfoyle and Chief

Kenlon 4

Negative: Commissioner Connell..... 1

Absent 0

THE RESOLUTION—

(1118-27-S.)

WHEREAS, Croker Nat'l Fire Prev. Eng. Co., for 127-131 West 33rd St. Corp., owner, filed October 17, 1927, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, and also in a decision of the superintendent of buildings, affecting premises 127-131 West 33rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 20, 1927 (Order No. 26190-LD), reads:

"1. Discontinue the use of these premises for factory purposes for the reason that building is of nonfireproof construction and the interior stairway is not enclosed with fireproof material in accordance with the requirements of Sec. 270 of the Labor Law."; and the decision of the superintendent of buildings, dated December 21, 1927 (Re: Certificate of Occupancy), reads:

"Relative to your application for a final certificate on the above premises, our inspector reports that a certificate of occupancy to superseded Certificate No. 3574 cannot be issued for factory use as the building is over four stories in height and is not of fireproof construction."; and

WHEREAS the building is non-fireproof, 7 stories in height, 75 ft. by 98 ft. 9 in. in area at 1st story and 75 ft. by 88 ft. 9 in. in area above; OCCUPIED: as a factory building, about 70 persons on each story; EQUIPPED with a two-source sprinkler system; EXITS: an interior fireproof stairway, extending from the 1st story to roof; enclosed in 3-inch plaster block partitions, plastered on both sides, with fireproof doors at openings; a party wall fire escape balcony at rear east on each story above the 1st story, having fireproof openings along the course thereof; ROOFS of adjoining buildings: 5 stories lower at west; same level at east; and

WHEREAS, the fire commissioner has notified this board that the present manufacturing occupancy in violation of the certificate of occupancy has been excessively increased, and also requests an early hearing; and

WHEREAS, the petitioner claims that the stairhall floors are of fireproof arches with terrazzo tile floors; that no more space will be rented for factory purposes; furthermore, the petitioner proposes to discontinue the factory occupancy by November 1, 1929; and

WHEREAS, on December 6, 1927, the original petition was denied and reconsidered on move for reopening; reopened December 13, 1927.

MINUTES

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that a front and rear fire escape shall be provided with egress from each subdivision on each floor additional to the present interior fireproof primary stairway exit; that the additional fire escape shall be extended to the east, providing thereby a labor law party-wall fire escape; that all openings from the subdivided floor areas to the rear fire escape shall be by means of doorways at floor level opening out; that the fire escape on the front of the building shall be constructed to embrace all subdivided floor areas on the front of the building, with doorways at floor level opening out; that there shall be provided from the rear fire escape at the second story level an unpierced fire-resisting passageway not less than three feet in width, fire-retarded on top, bottom and sides, from the rear to the front fire escape along the easterly gable wall; that there shall be provided at the second story balcony of the fire escape on the front of the building, counterbalanced drop ladder in guides at each end; that the occupancy of these premises shall be restricted to the legal capacity of the interior stairway with allowance for the existing two source sprinkler system; that the manufacturing in these premises shall be restricted to the needle-work industry; that the building shall be not increased in height or area; and that this variation is *granted* for a temporary period not to extend beyond November 1, 1929; and that all manufacturing use of any nature or description shall be discontinued on or before that date.

836-27-S.

PETITIONER—Henry I. Oser, for 315 West 39th Street, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—315-321 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: J. Lewis.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(836-27-S)

WHEREAS, Henry I. Oser, for 315 West 39th Street, Inc., owner, filed June 21, 1927, a petition for variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 315-321 West 39th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated July 21, 1927 (N. B. App. No. 617-1926), reads:

"1. All windows must be fireproof, as provided in Section 264 of the Labor Law and 503 of the Industrial Code.";

and

WHEREAS, the building is fireproof, 16 stories in height, 99 ft. 1½ in. by 98 ft. 9 in. in area; OCCUPIED: 1st story, stores and factory, 125 persons, 2nd to 14th stories, showrooms and factories, 135 persons per story; 15th and 16th stories, showrooms and factories, 90 persons per story; and

WHEREAS, there are openings in the street walls of the building on the 1st and 2nd stories, glazed with plate glass; the maximum area of the glass on the 1st story being 57 inches by 86 in. and on the 2nd story being 68 inches by 81 inches; and

WHEREAS, petitioner contends that a strict compliance

with the labor law as to the area of the glass would destroy the intended use of the two lower stories:

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the windows on the two lower stories, street front, *on condition* that the openings shall be equipped with approved metal frames and sash, glazed with one-quarter inch polished plate glass; and that the requirements of the labor law shall be complied with in all other respects.

837-27-S.

PETITIONER—Henry I. Oser, for 600 Eighth Avenue, Inc., lessee.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—273 West 39th street and 600-604 Eighth avenue, Manhattan.

APPEARANCES—

For Petitioner: J. Lewis.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(837-27-S)

WHEREAS, Henry I. Oser, for 600 Eighth Avenue, Inc., lessee, filed July 21, 1927, a petition for variation of the labor law as cited in decision of the superintendent of buildings, affecting premises 273 West 39th street and 600-604 Eighth avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated July 13, 1927 (N. B. Applic. No. 114/1927), reads:

"1. All windows must be fireproof throughout, with glass panes not exceeding 720 sq. inches each. Sec. 264, Labor Law.";

and

WHEREAS, the building, facing on two street fronts, is fireproof, 12 stories in height, 49 ft. 5 in. by 59 ft. 9 in. in area; OCCUPIED: 1st story, stores, 90 persons; upper stories, show room and factories, 60 persons per story; and

WHEREAS, there are openings in both street walls of the building on the 1st, 2nd and 3rd stories glazed with plate glass; the maximum area of the glass on the 1st story being 98 in. by 94 in. and on the 2nd and 3rd stories being 61 in. by 78 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of glass would destroy the intended use of the three lower stories.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the windows on the three lower stories on both street fronts *on condition* that the openings shall be equipped with approved metal frames and sash, glazed with one-quarter inch polished plate glass; and that the requirements of the labor law shall be complied with in all other respects.

845-27-S.

PETITIONER—C. F. Rosborg, for Edward I. Farmer, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—16 East 56th street, Manhattan.

APPEARANCES—

For Petitioner: Andrew M. Coyle.

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ACTION OF BOARD—Petition denied.
THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(845-27-S)

WHEREAS, C. F. Rosborg, for Edward I. Farmer, Inc., owner, filed, July 25, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 16 East 56th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated July 7, 1927 (Alt. App. No. 983-1927), reads:

"4. Show egress from basement rear yard to street.

Provide a safe fireproof passageway from termination of fire escape to street."

and

WHEREAS, the building is non-fireproof, four stories, basement and cellar in height, 22 ft. 6 in. by 100 ft. 5 in. in area at basement story and 22 ft. 6 in. by 89 ft. in area above; OCCUPIED: basement, office and wood carving shop, 18 persons; 1st, 2nd, 3rd and 4th stories, showrooms for the display of art goods, 3 persons on each story; EXITS: an interior stairway, fireproof to third story and constructed of wood to roof, enclosed in 6-in. terra cotta block partitions with kalamein doors at openings; a proposed 45-degree party wall fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the second story balcony, with EGRESS from the termination of the fire escape balcony at the first story (of the building to the east, No. 18 East 56th street) with an iron bridge at the rear of buildings fronting on 55th street and thence to open rear yards.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the petition be and it hereby is denied.

848-27-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Oberon Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—132-134 West 22nd street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(848-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Oberon Co., Inc., owner, filed, July 26, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 132-134 West 22nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 20, 1927 (17897-LD), reads:

"1. Provide an independent fireproof passageway to street from termination of exterior screened stairway, at rear, as per Section 268 of the Labor Law."

and

WHEREAS, the building is fireproof, 12 stories in height, 39 ft. 7 in. by 94 ft. 9 in. in area at first story and 39 ft. 7 in. by 89 ft. in area above; OCCUPIED: 1st story, store (paper company), 12 persons; 2nd story, manufacture of trimmings, 8 persons; 3rd and 4th stories, manufacture of dresses, 30 persons on each story; 5th and 6th stories, vacant at present; 7th story, manufacture of dresses, 20 persons; 8th story, manufacture of coats, 28 persons; 9th story, manufacture of dresses, 18 persons; 10th story, manufacture of dresses, 30 persons; 11th story, manufacture of dresses, 26 persons; 12th story, manufacture of dresses, 20 persons; EQUIPPED with a sprinkler system; EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; an exterior screened stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the second story balcony, with EGRESS from the termination of the exterior screened stairway by means of a fireproof passageway at the mezzanine story level leading to the main stairway; and

WHEREAS, petitioner proposes to limit the occupancy of the building to the capacity of the interior stairway plus the allowance for the sprinkler system and requests the acceptance of the existing means of egress.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects independent egress from the existing exterior labor law screened fire escape, on condition that an unpierced fireproof passageway shall be maintained from the rear fire escape at mezzanine floor level, direct to the main corridor entrance at street front; that the occupancy shall be restricted to the legal capacity of the interior stairs with allowance for the existing sprinkler system; that the building shall be not increased in height or area, and that this variation is granted so long as conditions as to occupancy and use remain unchanged.

867-27-S.

PETITIONER—John J. Gilmartin, for Nathan Goldstein, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—6-8 West 18th street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(867-27-S)

WHEREAS, John J. Gilmartin, for Nathan Goldstein, owner, filed, July 29, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 6-8 West 18th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 1, 1926 (Order No. 1574-LD), reads:

"Provide an independent passageway from exterior screened stairway at rear to street as per Section 268 of the Labor Law."

and

WHEREAS, the building is fireproof, 12 stories in height, 52 ft. by 92 ft. in area at first story and 52 ft. by 82 ft. in area above; OCCUPIED: cellar, storage, 2 persons; 1st story, stores, 10 persons; 2nd story, manufacture of dresses,

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25 persons; 3rd story, manufacture of dresses, 25 persons; 4th story, manufacture of suits, 25 persons; 5th story, manufacture of frames, 25 persons; 6th story, manufacture of coats, 25 persons; 7th story, manufacture of gowns, 45 persons; 8th story, manufacture of infants' wear, 25 persons; 9th story, manufacture of dresses, 25 persons; 10th story, manufacture of suits, 35 persons; 11th story, manufacture of laces, 25 persons; 12th story, manufacture of suits, 25 persons; 305 persons above the first story; EQUIPPED with a fire alarm signal system; EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; an exterior screened stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the yard at first story, with EGRESS from the termination of the fire escape by means of a 3-ft.-wide fireproof passageway leading to the main entrance hall at the first story; and

WHEREAS, petitioner contends that the building was erected in 1909 and that plans showing the present conditions were accepted by the bureau of buildings.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the independent passageway from the termination of the rear exterior screened labor law fire escape, on condition that an unpierced fireproof passageway shall be provided from the termination of the rear fire escape direct to main corridor at street front; that the occupancy shall be limited to the legal capacity of the interior stairs; that the building shall be not increased in height or area, and that this variation is granted so long as conditions as to use and occupancy remain unchanged.

950-27-S.

PETITIONER—George and Edward Blum, for Shaffer Operating Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in the decision of the superintendent of buildings.

PREMISES AFFECTED—227-229 West 29th street, Manhattan.

APPEARANCES—

For Petitioner: Irving Fisher.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(950-27-S)

WHEREAS, George and Edward Blum, for Shaffer Operating Co., Inc., owner, filed, August 25, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 227-229 West 29th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated August 1, 1927 (N. B. App. No. 200-27), reads:

"11. Windows should comply with section 264 of labor law and rule 503 of Industrial Code.";

and

WHEREAS, the building is fireproof, 14 stories in height, 46 ft. 10 in. by 90 ft. in area at first story and 46 ft. 10 in. by 80 ft. in area above; OCCUPIED for manufacturing purposes, 70 persons on each story; EQUIPPED with a sprinkler system; EXITS: a fire tower; an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use plate glass, ¼ in. in thickness, for front street windows on the three lower stories; the maximum size of glass on the first story 8 ft. 7 in. by 10 ft. and on the second and third stories 6 ft. 10 in.

by 4 ft. 5 in.; furthermore, the petitioner contends that smaller size glass would destroy the architectural effect of the building.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the three lower stories, street front, on condition that the openings shall be equipped with approved metal frames and sash, glazed with ¼ in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

1271-27-S.

PETITIONER—John M. Montfort, substituted for William F. Doyle, for 42-44 West 39th Street Corporation, owner.

SUBJECT—Variation of the labor law, as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—42-50 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: John M. Montfort.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1271-27-S)

WHEREAS, John J. Montfort, substituted for William F. Doyle, for 42-44 West 39th Street Corp., owner, filed, December 3, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 42-50 West 39th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated December 1, 1927 (N. B. App. No. 145-1927), reads:

"10. Windows must conform to Section 264 of Labor Law.";

and

WHEREAS, the building is fireproof, 18 stories and pent house in height, 95 ft. by 98 ft. 9 in. in area at first story and 95 ft. by 87 ft. 2 in. in area above; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and 25 per cent manufacturing, 110 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings in the street wall of the building on the first, second and third stories, glazed with plate glass; the maximum area of the glass on the first story being 12 ft. by 9 ft. 2 in. and on the second and third stories being 8 ft. 10 in. by 6 ft. 8 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the three lower stories.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the first three stories, street front, on condition that the openings shall be equipped with approved metal frames and sash, glazed with ¼ in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

448-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co. for Frank Scolaro, owner.

SUBJECT—Application for reopening—reconsideration, having been previously denied—re variation of the labor law as cited in order of fire commissioner.

MINUTES

PREMISES AFFECTED—338-342 Jackson avenue,
The Bronx.

APPEARANCES—

For Petitioner: Mario Scolaro.

For Administration: Inspector Maher of fire
department.

ACTION OF BOARD—Petition reopened and granted
on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commission-
ers Connell, Holland and Guilfoyle.... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(448-27-S)

WHEREAS, Croker National Fire Prevention Engineering
Co., for Frank Scolaro, owner, filed, April 26, 1927, a peti-
tion for a variation from the requirements of the labor law,
as cited in an order of the fire commissioner, affecting prem-
ises 338-342 Jackson avenue, Borough of The Bronx; and

WHEREAS, this petition was denied by the board at its
meeting, September 13, 1927, and reopened by vote of the
board; and

WHEREAS, the order of the fire commissioner, dated Feb-
ruary 25, 1927 (Order No. 12114-LD), reads:

"1. Arrange the fire escape southeast side of building
so that same will conform to Sec. 273 of the Labor
Law and rule 3, of the Board of Standards and Ap-
peals, adopted July 29, 1924.

"Defects noted are as follows:

"1. Stairways connecting balconies not at an angle
of 45°.

"4. No safe passageway from fire escape to street.";
and

WHEREAS, the building is non-fireproof, two stories in
height, 36 ft. 8 in. by 95 ft., irregular, in area; OCCUPIED:
1st story, marble cutting and polishing, 14 persons; 2nd
story, manufacturing ornamental brass and bronze railings, 12
persons; EXITS: an interior wooden stairway, extending
from the first story to second story, enclosed in wooden parti-
tions with wood doors at openings; a fire escape on the
southeast side of the building, having fireproof openings
along the course thereof, extending from the second story
balcony (with gooseneck ladder to roof) to the rear yard
of the two-story brick dwelling to the south (under same
ownership), with EGRESS from the termination of the
fire escape by means of a door leading into the brick dwell-
ing and thence to street; ROOFS of adjoining buildings: to
south, 9 ft. lower; to north, one story lower; and

WHEREAS, petitioner contends that the width of the yard
will not permit the erection of a 45-degree stairway from
the second story balcony to the yard; that the existing stair-
way is at an angle of approximately 75 degrees and requests
the acceptance of the existing fire escape.

Resolved, that the board of standards and appeals does
hereby make a variation in the requirements of the labor
law, and that the petition be and it hereby is granted on con-
dition that an iron balcony, 42 in. wide, shall be provided for
a length of at least 60 ft. from the front of the building, at
the second story on the northerly gable wall, with drop

ladder in guides at the street front to the sidewalk; that the
windows to the balcony shall be cut down to doorways, open-
ing out; that the building shall be not increased in height
or area, and that the occupancy of the second story shall not,
at any time, exceed fifteen male occupants.

APPLIANCES SUBMITTED FOR APPROVAL 1062-27-SA.

PETITIONER—Automatic Fire Alarm Company.

SUBJECT—Watkins Closed Circuit Sprinkler Alarm,
approval of.

APPEARANCES—

For Petitioner: Edward Deary and Earl Rollin-
son.

For Administration: Inspector Mulligan of the
fire department.

ACTION OF BOARD—Petition placed on reserve cal-
ender pending test and report of fire depart-
ment and amendment to include manufacturer's
name.

1231-23-SA.

PETITIONER—J. I. Philbin, substituted for Hubert J.
Freyman, for Tracy Lyon.

SUBJECT—Application for reopening—modification of
resolution—re approval of the Gill Oil Burner.

APPEARANCES—

For Petitioner: J. I. Philbin.

ACTION OF BOARD—Petition reopened and resolu-
tion modified.

THE VOTE TO REOPEN AND MODIFY RESO- LUTION—

Affirmative: Chairman Walsh, Commission-
ers Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1231-23-SA)

WHEREAS, Tracy Lyon filed, October 29, 1923, a petition,
with the board of standards and appeals, for approval of
their device known as The Gill Oil Burner; and

WHEREAS, a committee of the board inspected this device
in operation and recommends the approval of this device for
use with Grade B oil in domestic installations, when installed
in accordance with the rules of the board of standards and
appeals; and

WHEREAS, this petition was granted by the board, approv-
ing the device for use with Grade B fuel oil, and petitioner
requested the approval for use with Grade A fuel oil in
commercial installations.

Resolved, that the device known as The Gill Oil Burner
be and it hereby is approved for use with Grade A and
Grade B fuel oil in domestic and commercial installations,
on condition that the fuel oil burning equipment be installed
and operated in accordance with the fuel oil rules of the
board of standards and appeals for the respective classi-
fication.

Adjourned 5.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire
copies of Form 13A, for notices to property owners, such
forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A,
properly filled out.

If he desires additional copies for his own convenience,
in notifying property owners, he can obtain such copies
from The O'Connell Press, 176 Park Row, Manhattan, at
three cents each, postage to be added if the forms are to
be supplied by mail.

RULES

FIRE DRILL RULES, ADOPTED OCTOBER 5, 1923.

The following rules, governing Fire Drills, were adopted by the Board of Standards and Appeals at the special meeting held on Friday, October 5, 1923:

DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 and in any other building in which the Fire Commissioner may be directed pursuant to the power conferred in section 775-B of the Greater New York Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION.

Premises
Name of concern.....
Building No.....Story.....

FOREMAN OR PERSON IN CHARGE

Regular	Substitute
.....

WATCHMAN

.....
.....

MALE SEARCHER

.....
-------	-------

FEMALE SEARCHER

.....
-------	-------

STREET ALARM BOX RUNNER

.....
-------	-------

FIRE BRIGADE

.....
.....
.....

EXIT GUARDS

.....	Exit.....
.....	".....
.....	".....
.....	".....
.....	".....
.....	".....

SQUAD MONITORS

.....Squad No. 1.....
....." " 2.....
....." " 3.....
....." " 4.....
....." " 5.....
....." " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captains) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE and FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET ALARM BOX RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm

rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNER, LESSEE OR TENANT who supervises the FIRE DRILL at the building shall submit to an examination by the Bureau of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

Rule 11. Duties of Engineer.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs requiring winding are rewound after each alarm and kept in normal condition for operation.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

RULES

SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,
August 13, 1918.

RULE 1. PERMIT.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the fire commissioner.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;

Boiler making;

Brick, terra cotta or artificial stone works;

Forge shops;

Foundries;

Iron, steel, brass or copper works;

Machine shops;

Smelting;

Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

RULES

REPORTING STRUCTURAL ALTERATIONS, ADOPTED FEBRUARY 8, 1917, UNDER CAL. 352-16-S.

Resolved, That for the purpose of establishing uniform practice with regards to the reporting of structural alterations made under the requirements of the labor law, the following rule be and it is hereby adopted:

When plans have been filed with the proper superintendent of buildings and structural alterations have been made to comply with the requirements of the labor law relating to exits and fire protection, or with an order of the State

Labor Department relating to exits issued prior to October 1, 1916, or with an order of the fire commissioner issued subsequent to October 1, 1916, a report shall be made by the superintendent of buildings to the fire commissioner stating whether the work done complies with the order of the State Labor Department, with the order of the fire commissioner, or with the provisions of the State Labor Law, as the case may be.

CONCRETE RULES

USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

APPLIANCES

FUEL OIL PUMPS

Approved by the Board of Standards and Appeals

<i>Name of Pump</i>	<i>Calendar No.</i>	<i>Name of Pump</i>	<i>Calendar No.</i>
American Marsh Duplex.....	638-25-SA	Marsh Fuel Oil Pump.....	1050-23-SA
American Marsh Simplex.....	639-25-SA	McGowan Horizontal Duplex Fuel Oil Pump..	936-23-SA
Ballard Duplex Electric Driven Pump Set....	1413-22-SA	M. D. Rotary.....	52-27-SA
Beach Russ Co. Rotary.....	1134-22-SA	Milwaukee Piston Rotating Port Pump.....	763-25-SA
Blackmer Rotary.....	935-24-SA	Monroe Oil Pump.....	658-26-SA
Blake & Knowles Horizontal Simplex Piston Pattern Pump.....	372-21-SA	Northern Rotary.....	1396-24-SA
Century Rotary.....	908-21-SA	Quimby Screw Pump.....	1193-21-SA
Cook Electric Oil Pump.....	603-25-SA	Ray Rotary.....	588-25-SA
Davidson	590-21-SA	Rotary Pressure Pump.....	1060-25-SA
Dean Bros. Durable Duple.....	840-22-SA	Rotary Vacuum Pump.....	513-25-SA
Exeter Rotary.....	507-22-SA	Tate-Jones	492-21-SA
Gould Hand Rotary.....	1133-25-SA	Teesdale Automatic Booster Fuel Oil Pump..	1279-25-SA
Gould Triplex Plunger.....	257-22-SA	Viking	438-21-SA
Kinney Rotating Plunger Pump.....	503-24-SA	Warren Oil Pump.....	1169-23-SA
Leiman Rotary.....	95-24-SA	Worthington Duplex Double-Acting Steam Pump	184-22-SA
		Worthington Show Model Duplex.....	194-24-SA

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

<i>Name of Burner</i>	<i>Calendar No.</i>	<i>Name of Burner</i>	<i>Calendar No.</i>
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*May Oil Burner.....	68-24-SA
*Arcoil Heat Machine.....	632-26-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Fan Tail Type Steam Atomizing Burner	939-25-SA
Ballard Automatic Oil Burner.....	1363-23-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	*Moussette Oil Burner.....	887-25-SA
Ballard Staples & Pfeiffer Steam Atomizing High Pressure Burner.....	1414-22-SA	*National Rotary Oil Burner.....	836-25-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*Nokol Automatic Heater.....	1078-24-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	*Orr Fuel Oil Burner.....	113-26-SA
Best Calorex Burner.....	1464-21-SA	*Paramount Oil Burner.....	1193-25-SA
Burnwell Mechanical Burner.....	957-22-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Caloroil Burner—Type AA.....	1361-24-SA	Peabody-Fisher Wide Range Mechanical Oil Burner	644-21-SA
Coen Mechanical Oil Burner.....	942-21-SA	*Petro Domestic Burner.....	161-26-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	Petro Mechanical Burner and Air Register..	735-24-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Powerlight Oilheat Burner.....	628-23-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Rayfield Oil Burner.....	504-26-SA
*Doherty Oil Burner.....	943-26-SA	Ray Rotary Fuel Oil.....	504-23-SA
*Electrol Automatic Oil Burner.....	259-25-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enco Burner.....	1414-23-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulse Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gill Oil Burner.....	1231-23-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Gulf Oil Burner.....	382-26-SA	Steam Oil Burner.....	183-22-SA
Hammel Oil Burner.....	1278-21-SA	*Summerheat Oil Burner.....	581-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	Surface Combustion Low Pressure Burner..	92-23-SA
*Hart Automatic Oil Burner.....	1162-24-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Homer Domestic Oil Burner.....	1211-25-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*International Oil Burner.....	1305-24-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
Joyce Oil Burner.....	852-26-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lientz Oil Burner.....	155-20-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
		*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
		*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

029-27-A—39 Fifth avenue, Manhattan.
 030-27-A—13-16 Central Park West, Manhattan.
 031-27-A—20-28 West 72nd street, Manhattan.
 032-27-A—242-248 West 76th street, Manhattan.
Appliances Submitted for Approval.
 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
 372-21-SA—Ford Fire Line Reducing Valve, approval of.
 147-22-SA—Howard Water Pressure Reducing Devices, approval of.
 310-22-SA—Crocker Gas Valve, approval of.
 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
 173-22-SA—Anti-Syphon Valve, approval of.
 230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
 249-22-SA—Clen Oil Burner, approval of.
 391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
 526-22-SA—Deaney Fuel Oil Burner, approval of.
 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
 124-23-SA—Master Gas Shut-Off Valve, approval of.
 125-23-SA—Packless Gas Shut-Off Valve, approval of.
 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
 297-23-SA—"Automatic" Deluge Valve, approval of.
 143-23-SA—Automatic Gas Shut-Off, approval of.
 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
 552-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
 559-23-SA—Hydro Carbon Oil Burner, approval of.
 146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
 76-23-SA—Ziegler Oil Burner, approval of.
 146-23-SA—Ludlow Gas Cut-Off Valve, approval of.
 146-23-SA—Heatiator Oil Burner, approval of.
 129-23-SA—Kerrihard Oil Burner, approval of.
 150-23-SA—Apex Gas Cut-Off Valve, approval of.
 192-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
 155-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
 107-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
 116-24-SA—Milnes Oil Burner, approval of.
 108-24-SA—Simplicity Fuel Oil Burner, approval of.
 142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
 146-24-SA—Salvo Fire Extinguisher, approval of.
 159-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
 100-24-SA—Smolensky Check Valve, approval of.
 126-25-SA—Keenan Brilliant Burner, approval of.
 158-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
 183-25-SA—Billow Fuel Oil Burner, approval of.
 185-25-SA—Amdyco Foam Fire Extinguisher, approval of.

1106-25-SA—Modern Oil Burner, approval of.
 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
 1264-25-SA—Koerting Gear Pump, approval of.
 1346-25-SA—Palmer Gravity Lock, approval of.
 55-26-SA—Ferreira Oil Burner, approval of.
 111-26-SA—Gem Fuel Oil Burner, approval of.
 167-26-SA—Johnson Automatic Oil Burner, approval of.
 353-26-SA—Signal Weatherproof Bells, approval of.
 364-26-SA—Kork-n-Seal, approval of.
 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
 418-26-SA—Film Inspection Machine (approved type), approval of.
 484-26-SA—Protectoseal Cover, approval of.
 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
 751-26-SA—Jones Oil Burner, approval of.
 755-26-SA—Sundstrand Automatic Oil Burner, approval of.
 764-26-SA—Berggren Oil Burner, approval of.
 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
 792-26-SA—North American Low Pressure Oil Burner, approval of.
 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
 929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
 950-26-SA—Ideal Fuel Oil Burner, approval of.
 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
 88-27-SA—Hauck Venturi Low Pressure Oil Burner, approval of.
 110-27-SA—Wilbur Extinguisher, approval of.
 115-27-SA—Even-Heat Oil Burner, approval of.
 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
 328-27-SA—Holby Oil Burner, approval of.
 402-27-SA—Faraday Model "F," 110 Volt A.C. Fire Alarm, approval of.
 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
 481-27-SA—Eisler Automatic Oil Burner, approval of.
 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
 537-27-SA—Leader Gas Shut-Off Valve, approval of.
 618-27-SA—Stuhler Oil Burner, approval of.
 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
 651-27-SA—The S. & G. Panic Lock, approval of.
 673-27-SA—Morrissey Oil Burner, approval of.
 698-27-SA—Everite Oil Burner, approval of.
 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
 899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
 900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
 1062-27-SA—Watkins Closed Circuit Sprinkler Alarm, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	3
Cases filed up to January 4, 1928.....	3	Dismissed	0
Restored to calendar.....	1	Denied	5
		Granted	0
		Granted on condition.....	17
		Appliances approved.....	0
		Appliances dismissed, disapproved or withdrawn.....	0
		Rules approved.....	0
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	3	Requests to reopen granted.....	3
Requests to amend.....	2	Requests to reopen denied.....	0
Requests for modification.....	0	Requests to amend granted.....	2
Requests to rescind.....	0	Requests to amend denied.....	0
Requests for extension of time.....	0	Requests for modification granted.....	0
Requests for extension of permit.....	0	Requests for modification denied.....	0
Requests for mechanical installations.....	0	Requests to rescind granted.....	0
Requests for approval of plans.....	0	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	0
Requests for interpretation.....	0	Requests for extension of time denied.....	0
Total	678	Requests for extension of permit granted.....	0
Disposed of.....	30	Requests for extension of permit denied.....	0
Cases pending January 4, 1928.....	648	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	0
		Plans disapproved.....	0
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	0
		Requests withdrawn or dismissed.....	0
		Total	30

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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JANUARY 17, 1928

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No. 3

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, *Secretary*

EDWARD V. BARTON, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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This issue of the Bulletin contains, in the order given—

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, January 6, 1928, at 2 p. m.

Minutes of Regular Meeting, January 10, 1928, at 10 a. m.

Minutes of Regular Meeting, January 10, 1928, at 2 p. m.

Annual Report.

Fire Retarding Rules.

Smoking in Factories, Rules.

Structural Alterations, Rules.

Appliances Approved.

Reserve Calendar.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, *Tuesday, January 17, 1928, at 2 o'clock*. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on *Tuesday, January 24, 1928, at 2 o'clock*.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, *Chairman*.

CALENDAR

DOCKET.

New Cases Filed Week Ending January 11, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
22-28-S.....	F.D.....	Southeast corner of Fulton st. & Gallatin pl., Bklyn., L. D. 25173
21-28-A.....	F.D.....	332-46 Jackson ave., L. I. C., Q., F-30235 & F-30237
20-28-BZ.....	B.B.B....	99-100-101 Prospect Park, S.W., Bklyn., App. 23804-1927 & 23568-1927
19-28-BZ.....	B.B.Bx...	1142-1148 Ogden ave., Bx., N. B. 2766-1927
18-28-BZ.....	B.B.Bx...	1870-1878 E. Tremont ave., Bx., N. B. 2767-1927
17-28-A.....	F.D.....	321-337 Sixth ave., Man., L. C. 40592
16-28-BZ.....	B.B.Bx...	Southwest corner of Shakespeare ave. & Anderson ave., Bx., N. B. 2797-1927
15-28-BZ.....	B.B.Q....	Southeast corner of Hillside ave. & 207th st., Queens Village, Q., N. B. 15390-1927
14-28-A.....	F.D.....	4022 98th st., Corona, Q., Alt. 4423-1927 & L. C. 13820
13-28-S.....	F.D.....	26 W. 38th st., Man., L. D. 24824
12-28-S.....	F.D.....	28-30 W. 38th st., Man., L. D. 25028
11-28-SA.....	F.D.....	Enterprise Oil Pump Set, Appliance
10-28-BZ.....	B.B.M....	63-91 King st., Man., N. B. 377-1927
9-28-BZ.....	B.B.B....	8131-8155 New Utrecht ave., Bklyn., App. 23624-1927
8-28-A.....	F.D.....	1251 Washington ave., Bx., L. C. 40528
7-28-A.....	F.D.....	18 E. 60th st., Man., F-25689
6-28-S.....	F.D.....	237-245 W. 35th st. (5th floor), Man., L. D. 88355
5-28-BZ.....	B.B.B....	384-388 Hawthorne st., Bklyn., Applic. 22514-1927
4-28-BZ.....	B.B.B....	1870-1878 Flatbush ave., Bklyn., Applic. 19762-1927

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, JANUARY 17, 1928, AT 2 P. M.

Building Zone Cases.

802-27-BZ. APPLICANT—Colonial Installation Corp., for Benjamin Sakren, owner. PREMISES—380 Rogers avenue, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a gasoline service station.	877-27-BZ. APPLICANT—Louis Sheinart, for Gilchrist Realty Corp., owner. PREMISES—Southwest corner of Prospect avenue and Terrace place, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a gasoline service station.
1268-27-BZ. APPLICANT—John W. Hahner, for 128 West 30th Street Corp., owner. PREMISES—128-134 West 30th street, Manhattan. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a two times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.	105-27-BZ. APPLICANT—William F. Doyle, for Sobol Brothers, owners. PREMISES—301-303 Mulberry street, Manhattan. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).
906-27-BZ. APPLICANT—Edward P. Doyle, for Walter M. Donovan, owner. PREMISES—3803-3809 Tenth avenue and 440-446 West 204th street, Manhattan. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously withdrawn).	573-26-BZ. APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner. PREMISES—636 East Fordham road, The Bronx. APPLICATION, under sections 7c and 21 of the building zone resolution (Reopened to amend and modify), TO PERMIT the extension, from a business district into a residence district, of a proposed building to be used for business purposes.

JANUARY 17, 1928, 10 A. M.

Appeals from Administrative Orders.

808-27-A—129 East 73rd street, Manhattan.
839-27-A—560 West 173rd street, Manhattan.
840-27-A—115 East 95th street, Manhattan.
841-27-A—466 West 145th street, Manhattan.
818-27-A—251-257 West 75th street, Manhattan.

CALENDAR

842-27-A—823 Utica avenue, Brooklyn.

849-27-A—Northeast corner of 126th street and 91st avenue, Richmond Hill, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 17, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 777-27-BZ—Application, July 5, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Miriam Gluck, owner, to permit in a residence district the erection and maintenance of a business building (stores); premises southeast corner of Villa avenue and East 204th street, The Bronx.

CAL. NO. 555-27-BZ—Application, May 17, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of Mary V. Dempsey, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Arnow avenue and Boston road, The Bronx.

CAL. NO. 834-27-BZ—Application, July 21, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Joseph E. Deinhardt, on behalf of Catherine G. Connolly, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 172-188 Grove street, Brooklyn.

CAL. NO. 844-27-BZ—Application, July 25, 1927, under section 7b of the building zone resolution, of Charles Kreymsborg & Son, applicants, on behalf of Emil Mosbacher, owner, to permit the extension, from a business district into a residence district, of a proposed business building (stores); premises 3120-3130 Decatur avenue and 361-363 East 204th street, northeast corner, The Bronx.

CAL. NO. 869-27-BZ—Application, July 29, 1927, under sections 7e and 21 of the building zone resolution, of William F. Doyle, applicant, substituted for William Shary, on behalf of Hartney Realty Co., Inc., owner, to permit in a business use and "B" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required by the zone resolution; premises 1082-1090 Ogden avenue, The Bronx.

CAL. NO. 896-27-BZ—Application, August 8, 1927, under sections 7a, 7b and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Charles Sengen, owner, to permit in a business district the extension in area and height of an

existing building occupied as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles; premises 13-15 Sumpter street, Brooklyn.

CAL. NO. 903-27-BZ—Application, August 9, 1927, under section 21 of the building zone resolution, of Edwin C. Georgi, applicant, on behalf of Licht Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 26-34 Sherman avenue, Manhattan.

CAL. NO. 941-27-BZ—Application, August 20, 1927, under section 7c of the building zone resolution, of William F. Doyle, applicant, on behalf of Builders Garage Corp., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1104-1112 Pacific street, Brooklyn.

CAL. NO. 1267-27-BZ—Application, December 2, 1927, under sections 7b and 21 of the building zone resolution, of David Porter, applicant, on behalf of Forest Hills Masonic Guild, Inc., owner, to permit in a residence district, extending from a business district, the alteration and extension in height of a fraternity lodge building; premises northeast corner of Queens boulevard and 71st street, Forest Hills, Borough of Queens.

CAL. NO. 1037-27-BZ—Application, September 22, 1927, under section 21 of the building zone resolution, of Daniel Campbell, Jr., architect and engineer, on behalf of Francis J. Hurley, owner, to permit in an "F" area and residence district the erection and maintenance of a building less than fifteen (15) feet from the street line, and also to provide a side yard having its width less than required by the zone resolution; premises 148-49 Kalmia street and 46-46 156th street, northwest corner, Flushing, Borough of Queens.

CAL. NO. 897-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of Harry Cook, applicant, on behalf of Keva Skodnick, owner, to permit in a residence district the erection and maintenance of a business building (stores); premises southwest corner of Hollis avenue and 191st street, Hollis, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

JANUARY 17, 1928, 2 P M.

Petitions for Variations.

733-26-S—138-144 West 25th street, Manhattan.

752-27-S—2861-2865 Broadway, Manhattan.

798-27-S—37-39 West 57th street, Manhattan.

641-27-S—607-609 Fifth avenue, Manhattan.

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720-27-S—680-688 Sixth avenue and 59-65 West 39th street, Manhattan.

800-27-S—120-122 East 59th street, Manhattan.

838-27-S—163 East 54th street, Manhattan.

852-27-S—40-42 East 22nd street, Manhattan.

886-27-S—320-324 West 37th street, Manhattan.

Appliances Submitted for Approval.

814-27-SA—Elkhart Flush Type Siamese, approval of.

428-27-SA—Goulds Rotary Oil Pump, No. 1676, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, JANUARY 24, 1928, AT 2 P. M.

Building Zone Cases.

885-27-BZ.

APPLICANT—William Shary, for Eugene H. McCauliff, owner.

PREMISES—2722-2728 Bailey avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

946-27-BZ.

APPLICANT—Saul Goldsmith, for Bernard Corn, owner.

PREMISES—8502-8512 19th avenue and 1864-1878 85th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house with stores on the first story.

925-27-BZ.

APPLICANT—John J. Dunnigan, for Towruss Realty Corp., owner.

PREMISES—2100 Webster avenue and 401-409 East 180th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles.

JANUARY 24, 1928, 10 A. M.

Appeals from Administrative Orders.

873-27-A—581-593 Water street, Manhattan.

878-27-A—255-258 South street and 503-509 Water street, Manhattan.

942-27-A—252-262 West 40th street, Manhattan.

949-27-A—364 Manhattan avenue, Brooklyn.

908-27-A—1987 Webster avenue, The Bronx.

650-27-A—638-660 Ocean avenue, Brooklyn.

882-27-A—117 Fulton street, Brooklyn.

911-27-A—7626 Narrows avenue, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 24, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 806-27-BZ—Application, July 12, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on be-

half of Rostfel Realty Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises northeast corner of Kings Highway and Stillwell avenue, Brooklyn.

CAL. NO. 831-27-BZ—Application, July 21, 1927, under sections 7c and 21 of the building zone resolution, of William H. Ludwig, applicant, on behalf of Avenue D Building Co., Inc., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3110-3124 Avenue H, south side of Avenue H, from Flatbush avenue to East 32nd street, Brooklyn.

CAL. NO. 915-27-BZ—Application, August 15, 1927, under sections 7a, 7b, 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Ellgold Realty Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of West 166th street and Ogden avenue, The Bronx.

CAL. NO. 556-27-BZ—Application, May 17, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of Thomas M. Gilligan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of White Plains avenue and East Tremont avenue, The Bronx.

CAL. NO. 779-27-BZ—Application, July 6, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Dann Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2448-2462 Coney Island avenue, Brooklyn.

CAL. NO. 780-27-BZ—Application, July 6, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Max J. Rosenthal, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 112-126 East 98th street, Brooklyn.

CAL. NO. 924-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of Abraham Cohen, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 111-02 and 111-04 101st avenue, Richmond Hill, Borough of Queens.

CAL. NO. 960-27-BZ—Application, August 30, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant,

CALENDAR

on behalf of Thomas Realty Co., owner, to permit, partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Boston road, 122.08 ft. south of Vyse avenue, The Bronx.

CAL. NO. 914-27-BZ—Application, August 15, 1927, under section 21 of the building zone resolution, of William Cramer, applicant, on behalf of Loretta Cramer Ewart, owner, to permit, partly in a business district and partly in an unrestricted district, the maintenance of a motor vehicle repair shop; premises 1713-1719 Jerome avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

JANUARY 24, 1928, 2 P. M.

Petitions for Variations.

- 336-27-S—7-9 West 36th street, Manhattan.
502-27-S—16-24 West 47th street, Manhattan.
740-27-S—513-515 Flushing avenue, Brooklyn.
785-27-S—333-339 Hudson street and 94-96 Charlton street, Manhattan.
910-27-S—927 Broadway, Manhattan.
920-27-S—272 Flushing avenue, Long Island City, Borough of Queens.
929-27-S—20 West 17th street, Manhattan.
948-27-S—115-117 East 29th street, Manhattan.
954-27-S—6 Varick street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, JANUARY 31, 1928, AT 2 P. M.

Building Zone Cases.

913-27-BZ.
APPLICANT—Charles Kleink, for Arthur Bucher, owner.
PREMISES—Northwest corner of Fairview avenue and Forest avenue, Ridgewood, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

938-27-BZ.
APPLICANT—William Shary, for Danclare Holding Corp., owner.
PREMISES—2388-2394 Ryer avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

980-27-BZ.
APPLICANT—Philip J. Sinnott, for Liberty Heights Realty Co., Inc., owner.
PREMISES—Northeast corner of Cooper avenue and Cypress avenue, Cypress Hills, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

984-27-BZ.
APPLICANT—Philip J. Sinnott, for T. & R. Construction Co., owner.

PREMISES—Southwest corner of West 167th street and Sedgwick avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1000-27-BZ.

APPLICANT—Edward L. Kelly, for Patrick B. Noone, owner.

PREMISES—Northeast corner of Woodhaven boulevard and 158th street, Aqueduct, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1015-27-BZ.

APPLICANT—John J. Dunnigan, for Estate of McEvers Bayard Brown, owner.

PREMISES—1527-1535 Southern boulevard, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

JANUARY 31, 1928, 10 A. M.

Appeals from Administrative Orders.

- 921-27-A—2202 Folin street, The Bronx.
922-27-A—2214 Folin street, The Bronx.
943-27-A—1160-1176 Flushing avenue, Brooklyn.
970-27-A—130 Osborn street, Brooklyn.
901-27-A—223-237 Norman avenue, 239-249 North Henry street and 200-210 Russell street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 31, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 895-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Macombs Realty Corp., owner, to permit in a residence district the alteration and conversion of occupancy of the first story of an existing apartment house from residence to business use (stores); premises 65 Featherbed lane, northwest corner of Macombs road, The Bronx.

CAL. NO. 833-27-BZ—Application, July 21, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for H. Sidney Landau, on behalf of Beth Hakanesseth Talmud Torah of Kings Highway, Inc., owner, to permit in an "E" area and residence district the erection and maintenance of a building less than ten (10) feet from the street line and to occupy more than fifty (50) per cent of the area of the lot, and also provided with a yard of less area than required by the zone resolution; premises 1202-1218 Avenue P and 1611 East 12th street, southeast corner, Brooklyn.

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CAL. NO. 855-27-BZ—Application, July 26, 1927, under section 21 of the building zone resolution, of Harry H. Holler, applicant, on behalf of Anna C. Bingler, owner (Certified Gas Stations, Inc., lessee), to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens.

occupying a greater per cent of the area of the lot than that permitted under the zone resolution; premises 169-179 Eighth avenue and 276 Garfield place, southeast corner, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

JANUARY 31, 1928, 2 P. M.

Petitions for Variations.

CAL. NO. 863-27-BZ—Application, July 28, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Samuel Axelrod, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 1301-1319 65th street, northeast corner of 13th avenue, Brooklyn.

609-27-S—243-249 West 67th street, Manhattan.

648-27-S—9-11 East 38th street, Manhattan.

860-27-S—1293-1311 Broadway, Manhattan.

881-27-S—225-235 West 37th street (second floor), Manhattan.

923-27-S—1995-2003 Jerome avenue, The Bronx.

966-27-S—240-246 Newport avenue, Brooklyn.

975-27-S—581-583 Fifth avenue, Manhattan.

CAL. NO. 1270-27-BZ—Application, December 3, 1927, under section 21 of the building zone resolution, of Mortimer E. Freehof, applicant, on behalf of Congregation Beth Elohim, owner, to permit in a "D" area district, extending from a "B" area district and also in a residence use district, the erection and maintenance of a building

FRIDAY, FEBRUARY 10, 1928, AT 2 P. M.

SPECIAL MEETING.

Rules.

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING,

FRIDAY AFTERNOON, JANUARY 6, 1928.

Present: Chairman Walsh, Commissioners Connell, Guilfoyle and Holland and Chief Kenlon.

RULES.

281-22-SR.

PETITIONER—New York Board of Underwriters.
SUBJECT—Amendment to Standpipe Rules.

APPEARANCES—

For Petitioner: W. F. Conran, J. L. Hernon, J. S. Hynes, Mr. Murdock, Mr. Gilroy, William White, C. F. Lurcott, A. W. Eddy, C. F. Wigder.

For Administration: Inspectors Maher and Carroll of fire department.

ACTION OF BOARD—Laid over to February 10, 1928, at 2 p. m. for further discussion.

Adjourned 4.55 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 10, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the Board, held on Wednesday morning, January 4, 1928, and the minutes of the regular meeting of the Board, held on Wednesday afternoon, January 4, 1928, were approved as printed in the Bulletin, No. 2, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS.

911-27-A.

APPELLANT—Petroleum Heat & Power Company, for A. G. Khouri, owner.
SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—7626 Narrows Avenue, Brooklyn.

APPEARANCES—

For Appellant: Howard Taylor.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to January 24, 1928, at 10 A. M. on request of appellant's representative.

826-27-A.

APPELLANT—Rosenthal Bros. Amusements, Inc., owner.
SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Bulkhead at Ciry Pier, Canarsie Shore, Brooklyn.

APPEARANCES—

For Appellant: J. Rosenthal.

For Administration: Inspector Maher of fire department.

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ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

951-27-A.

APPELLANT—Julius Eckmann, for Young Women's
Christian Association, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—607-609 Hudson street, 324
West 12th street, 793 Greenwich street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire de-
partment.

ACTION OF BOARD—Chairman read request to with-
draw. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commission- ers Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

928-27-A.

APPELLANT—Hotel Monticello, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—35-37 West 64th street, Man-
hattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal dismissed for lack of
prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(928-27-A)

WHEREAS, the Hotel Monticello, Inc., owner, filed August
18, 1927, an appeal with the board of standards and appeals
from an order of the fire commissioner, affecting premises
35-37 West 64th street, Borough of Manhattan; and

WHEREAS, appellant failed to complete its papers, al-
though duly notified to do so,

Resolved, that the appeal be and it hereby is *dismissed*
for lack of prosecution.

343-27-A.

APPELLANT—Nathan Arvintz, for Hannah Katz, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—849 East 24th street, Brooklyn.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Meyer of fire de-
partment.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commission- ers Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(343-27-A)

WHEREAS, Nathan Arvintz, for Hannah Katz, owner,
filed April 1, 1927, an appeal from a decision of the fire
commissioner affecting premises 849 East 24th street, Bor-
ough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated
March 16, 1927, reads:

"13. Burners must be of a type approved by the
Board of Standards and Appeals.";

and

WHEREAS, the building is frame, 2 stories in height, 22
feet by 66 feet in area; OCCUPIED as a dwelling; and

WHEREAS, a fuel oil burning system has been installed
consisting of a 1,100-gallon capacity storage tank (buried
outside the premises), an Everite Oil Burner and the neces-
sary valves and piping for a complete equipment; and

WHEREAS, appellant requests the acceptance of the in-
stallation pending the approval of the burner;

Resolved, that the decision of the fire commissioner be
and it hereby is *modified* and the appeal be and it hereby is
granted for a temporary permit for ninety days, at the
owner's risk, pending determination by this board of the
petition for approval of the burner now on file, *on condition*
that the installment shall otherwise comply with the Fuel
Oil Rules of the board of standards and appeals in all
respects.

902-27-A.

APPELLANT—Andrew Pelot, for Elizabeth Allen, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—371 Walton avenue (rear),
Bronx.

APPEARANCES—

For Appellant: Mrs. Andrew Pelot.

For Administration: Inspector Meyer of fire de-
partment.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commission- ers Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(902-27-A)

WHEREAS, Andrew Pelot, appellant for Elizabeth Allen,
owner, filed August 9, 1927, an appeal from an order of
the fire commissioner, affecting premises 371 Walton avenue
(rear), Borough of the Bronx; and

WHEREAS, the order of the fire commissioner, dated July
18, 1927 (Order No. 39176LC), reads:

"With reference to your application, dated June 13,
1927, for a permit to maintain a non-storage garage at
the above location, I regret to inform you that I am
without power to grant such permit because the build-
ing is of frame construction.

"You are, therefore, ordered to

"Remove all motor vehicles, the fuel tanks of which
are not empty and discontinue use of premises as a
non-storage garage.";

and

WHEREAS, the premises consist of a plot of ground hav-
ing a frontage of 50.06 ft. and a depth of 90 ft.; upon
the front portion of which there is located a two-story,
two-family brick dwelling, and on the rear of the lot there
is located a one-story, 18 ft. by 17 ft. in area, frame gar-
age for the storage of two motor vehicles of the pleasure
car type; and

WHEREAS, appellant contends that the garage is occupied
for the storage of two automobiles owned by the occupants
of the dwelling on the front portion of the lot;

Resolved, that the order of the fire commissioner be
and it hereby is *modified* and the appeal be and it hereby
is *granted on condition* that this building used for the
storage of two automobiles of the pleasure car type, be-
longing to the owner and occupants of the premises, shall
not be increased in height, area or dimension and that

MINUTES

the interior of this building (walls and ceiling) shall be lined throughout with not less than two layers of one-quarter inch asbestos or sheet rock boards, with staggered joints filled and pointed with mortar.

909-27-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Roy Engineering and Iron Works, owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—51-59 Otsego street, Brooklyn. APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition. CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(909-27-A)

WHEREAS, Croker Natl. Fire Prev. Eng. Co., for Roy Engineering & Iron Works, owner, filed August 11, 1927, an appeal from an order of the fire commissioner, affecting premises 51-9 Otsego street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 9, 1927 (Order No. 15119-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the premises, fronting on two streets, consist of a group of interconnected frame and concrete buildings, one and two stories (maximum of 32 ft. 1 in.) in height, having an approximate area of 20,000 sq. ft. on the 1st story and approximately 6,000 sq. ft. on the 2nd story; OCCUPIED as an iron works and machine shop for the manufacture of boilers, stacks, tanks, etc., 45 persons in entire premises; and

WHEREAS, appellant contends that the buildings are low in height and are open on all sides, excepting a small portion at the northerly end; that there are several 2½-gallon fire extinguishers and, also, fire pails distributed throughout the premises, and that there are city fire hydrants in the immediate vicinity;

Resolved, that the order of the fire commissioner be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension; that the premises shall be equipped with such approved auxiliary fire extinguishing appliances as shall be directed by the fire commissioner and distributed throughout the premises in accordance therewith; and, *granted* only as long as conditions as to occupancy, operation and use remain unchanged.

640-27-A.

APPELLANT—Jacob Sulzbach, owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—East side of 11th avenue, between 9th street and 11th street, Whitestone, Borough of Queens.

APPEARANCES—

For Appellant: Clinton Rowe.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition. CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(640-27-A)

WHEREAS, Jacob Sulzbach, owner, filed June 6, 1927, an appeal from an order of the fire commissioner, affecting premises east side of 11th avenue, between the north side of 9th street and the south side of 11th street, Whitestone, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated April 19, 1927 (Order No. 17766-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, one story in height, 444 ft. 6 in. by 150 ft. 6 in., about 66,800 square feet in area; OCCUPIED: for the manufacture of silk and silk trimmings, 200 persons; and

WHEREAS, the appellant claims that the building is constructed of brick with glass and wood roof; that it faces three streets with eight exits at the front and eight exits at the rear; that the stock of raw silk is stored in fireproof vaults; that the building is equipped with a sprinkler system, and provided with 100 water pails, also Pyrene extinguishers; that there are fire hydrants at rear connected with the city lines; furthermore, the appellant contends that a watchman is around the premises night and day; and

WHEREAS, this order is predicated on the area of the building in excess of 10,000 sq. ft., and

WHEREAS, the building is but one story in height, subdivided approximately in two equal areas by walls of fireproof construction;

Resolved, that the order of the fire commissioner be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension; that the subdividing fireproof wall shall have not more than one opening therein, equipped with a self-closing fireproof door, and that the existing sprinkler system shall be maintained in good working order; that such additional auxiliary fire extinguishing equipment as shall be directed by the fire commissioner shall be installed and distributed in accordance with his directions; and, *granted* only as long as conditions as to occupancy and use otherwise remain unchanged.

857-27-A.

APPELLANT—Fred R. Ashfield, for Williamburgh Power Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—482-504 Driggs avenue, 177-195 North 9th street and 182-198 North 10th street, Brooklyn.

APPEARANCES—

For Appellant: Fred R. Ashfield.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

MINUTES

THE RESOLUTION—

(857-27-A)

WHEREAS, Fred R. Ashfield, for Williamsburgh Power Co., Inc., owner, filed July 27, 1927, an appeal from an order of the fire commissioner, affecting premises 482-504 Driggs avenue, 177-195 North 9th street and 182-198 North 10th street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 7, 1927 (Order No. 13081-F), reads:

"1. Install a standpipe system with risers 4" in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½" standard hose attached thereto."

and
WHEREAS, the building is non-fireproof, 6 stories and basement (79 ft. 4 in.) in height, 86 ft. by 200 ft., irregular (approximately 15,000 sq. ft.) in area; OCCUPIED: Basement, manufacture of card filing systems, 8 persons; 1st story, manufacture of candy boxes, 49 persons; 2nd story, printing on silks, 11 persons; 3rd story, manufacture of card filing systems, 33 persons; 4th story, printing on silks, 4 persons; 5th story, manufacture of shoes, 50 persons; 6th story, manufacture and storage of ice skates, 12 persons; and

WHEREAS, appellant contends that the building faces on three street fronts; that the heating plant is located in a separate building; that the building is equipped with a 100 per cent sprinkler system including a 30,000-gallon tank and that there are city fire hydrants in the vicinity; and

WHEREAS, the order is issued on the area of the building in excess of 10,000 square feet; and

WHEREAS, the building is equipped with an approved sprinkler system and the heating plant is located in a separate structure outside the factory building; and

WHEREAS, all required legal means of exit are provided and maintained;

Resolved, that the order of the fire commissioner be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that it shall be equipped with an approved 2-source wet sprinkler system and that the present occupancy and use shall remain substantially unchanged.

888-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Wm. P. Young & Bros., Inc., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—355 Vernon avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative: Chief Kenlon..... 1

Absent 0

THE RESOLUTION—

(888-27-A)

WHEREAS, Croker Natl. Fire Prev. Eng. Co., for Wm. P. Young & Bros., Inc., lessee, filed August 5, 1927, an appeal from the order of the fire commissioner, affecting premises 355 Vernon avenue, Long Island City, Borough of Queens, and

WHEREAS, the order of the fire commissioner, dated April 27, 1927, reads:

"1. Install 4 yard hydrants on account of Industrial plant located on premises. Sec. 20, Ch. 12, Code of Ordinances.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 239 ft. on Vernon avenue, 504 ft. on Harris avenue, and 229 ft. along the East River, upon which is located the lumber yard of Wm. P. Young & Bros., Inc., consisting of a one story corrugated iron mill building, 192 ft. by 50 ft. in area, a one story office building, several one story corrugated sheds for lumber storage, and several 10-foot high lumber piles with aisle spaces and driveways between; and

WHEREAS, appellant contends that there are 15 bucket tanks distributed throughout the yard; that the premises are open on three sides; that there is a watchman on duty at all times and that all machines in the mill building are equipped with a blower system leading to a fireproof vault outside the building, and that the sawdust and shavings are removed daily;

Resolved, that the order of the fire commissioner be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the stacking of lumber shall be confined to the layout as indicated on the plans filed in this case; that the lumber stacks at the southerly and westerly end of the premises shall not exceed a height of seven feet and shall be located not less than five feet from the property line of these premises; that no other lumber stack throughout the premises shall exceed a height of ten feet; that the gangways between the lumber piles, as indicated on the plans filed in this case, shall be maintained and in no case less than fifteen feet in width; that there shall be distributed throughout the lumber yard such approved bucket tanks and other auxiliary fire extinguishing equipment, as shall be directed by the fire commissioner; that there shall be maintained on the premises a supervised watchman's service and that the milling plant building shall be not increased in height, area or dimension, unless equipped and provided with such fire extinguishing equipment as is required by law.

80-27-A.

APPELLANT—M. Ewing Fox Co., Inc., owner.

SUBJECT—Application for reopening—re appeal from order of the fire commissioner.

PREMISES AFFECTED—241-249 East 136th street, The Bronx.

APPEARANCES—

For Appellant—R. P. Bolster.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY:

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(80-27-A)

WHEREAS, M. Ewing Fox Co., Inc., owner, filed January 25, 1927, an appeal from an order of the fire commissioner, affecting premises 241-249 East 136th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated December 16, 1926 (re N. B. App. 430-1926), reads:

"10. Use of auxiliary tank as part of fuel oil system is limited to Grade B fuel oil installations.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 150.99 ft. on Rider avenue and 150.31 ft. on East 136th street, upon which is located a plant for the manufacture of calcimines and water paints, consisting of several non-fireproof buildings, one, two and three stories in height, there being installed in the one-story building on

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East 136th street an internal combustion engine (operating on Grade A fuel oil) with a 1,900-gallon capacity storage tank buried outside the building and a 50-gallon auxiliary tank inside of the building, all installed in accordance with the fuel oil rules except the auxiliary tank, which is not permissible where the storage is over 1,100 gallons; and

WHEREAS, appellant contends that the installation is not permissible where the storage is over 1,100 gallons; and

WHEREAS, appellant contends that the installation is for the operation of a Diesel engine and that the 50-gallon tank is necessary in the operation of the engine; and

WHEREAS, this appeal was granted by the board at its meeting April 12, 1927, on certain conditions, and appellant contends that he has received a further objection as to thickness of metal on the tank, the metal being No. 18 gauge; and

WHEREAS, the oil storage covered by the fire department order on which this appeal is taken does not come within the provisions of the fuel oil rules as the oil used in this equipment is restricted to Diesel engine operation.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the 50-gallon auxiliary oil storage tank maintained for use in conjunction with the Diesel engine operation shall be provided with such safeguards as are required by the fire department and shall be constructed of No. 18 gauge galvanized steel.

BUILDING ZONE CASES.

556-27-BZ.

APPLICANT—Robert W. Maloney, for Thomas M. Giligan, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of White Plains avenue and East Tremont avenue, The Bronx.

APPEARANCES—

For Applicant: Edward F. Maloney.

For Opposition: None.

ACTION OF BOARD—Laid over to January 24, 1928, at 10 a. m., on request of applicant's representative.

779-27-BZ.

APPLICANT—McCoey & Conroy, for Dann Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—2448-2462 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: Murray Riskin.

For Opposition: S. Cosentino.

ACTION OF BOARD—Laid over to January 24th, 1928, at 10 a. m., on request of applicant's representative. Final disposition.

780-27-BZ.

APPLICANT—McCoey & Conroy, for Max Rosenthal, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—112-126 East 98th street, Brooklyn.

APPEARANCES—

For Applicant: Murray Riskin.

For Opposition: Alfred Nagelberg.

ACTION OF BOARD—Laid over to January 24, 1928, at 10 a. m., on request of applicant's representative.

569-27-BZ.

APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit, in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner Fourth avenue and 12th street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle 2

Negative: Chairman Walsh, Commissioner Connell and Chief Kenlon..... 3

Absent 0

THE RESOLUTION—

(569-27-BZ)

WHEREAS, William F. Doyle, for Delaney & Otten Co., Inc., owner, filed May 20, 1927, an application under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises, southeast corner of Fourth avenue and 12th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fourth avenue is in a business district and 12th street is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered May 19, 1927 (Plan No. 1300-27), reads:

"1. A gasoline service station may not be permitted in a business district."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 50 ft. on Fourth avenue and 97 ft. 10½ in. on 12th street, upon which it is proposed to erect a small accessory store and, also, the necessary tanks, pumps and piping for a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution, on the ground of practical difficulty and unnecessary hardship;

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

784-27-BZ.

APPLICANT—Louis Shapiro, for William Herman, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station

PREMISES AFFECTED—820-830 Empire boulevard and 793-803 Lefferts avenue, Brooklyn.

APPEARANCES—

For Applicant: John J. Linn and Louis Shapiro.

For Opposition: Douglas W. Hyland, Chas. Bernstein and Andrew S. Derby.

ACTION OF BOARD—Application denied.

MINUTES

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(784-27-BZ)

WHEREAS, Louis Shapiro, for William Berman, owner filed July 7, 1927, an application under the building zone resolution, to permit in a business district, the erection and maintenance of a gasoline service station; premises 820-830 Empire boulevard and 793-803 Lefferts avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Empire boulevard and Lefferts avenue are in a business district; Montgomery street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 12, 1927, reads:

"(App. No. 11718-27) Proposition being contrary to Zone Resolution (Art. II—Sec. 4—Subdivision 46) is hereby denied.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 105 ft. 1 in. on Lefferts avenue and 102 ft. 8 in. on Empire boulevard and a depth of 21 ft., upon which it is proposed to erect an office, a comfort station and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship;

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

825-27-BZ.

APPLICANT—Richard Morrison, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Bronx boulevard and East 219th street, The Bronx.

APPEARANCES—

For Applicant: Richard Morrison and Mr. Hopkins.

For Opposition: William Bauman and Lawrence E. French.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh and Commissioner Holland 2
Negative: Commissioners Connell and Guilfoyle 2
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(825-27-BZ)

WHEREAS, Richard Morrison, owner, filed, July 18, 1927, an application under the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline service station; premises, southeast corner of Bronx boulevard and East 219th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meet-

ing, January 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bronx boulevard, East 219th street and Carpenter avenue are all in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 6, 1927 (N. B. 1309-1927), reads:

"1. Erection and maintenance of gasoline selling station in residence district is contrary to provisions of building zone resolution.";

and

WHEREAS, it is proposed to erect an office, bury two (2) 550-gallon tanks and erect two pumps for the purpose of conducting a gasoline service station within a residence district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship;

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

858-27-BZ.

APPLICANT—William F. Doyle, for Warren Laconia Company, Inc., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Boston road and Seabury place, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Charles Tilgner and Bernard Ruff.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(858-27-BZ)

WHEREAS, William F. Doyle, for Warren Laconia Co., Inc., owner, filed, July 28, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Seabury place, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Boston road and Seabury place are in a business district and Minford place is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered July 21, 1927, reads:

"App. No. 2073-27:

"1. Gasoline station may not be permitted in a business district. Appeal may be taken to Board of Standards and Appeals.";

and

WHEREAS, the proposed building is to be of metal construction, one story in height, with a frontage of 20 ft. and a depth of 20 ft.; to be occupied as a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

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Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

772-27-BZ.

APPLICANT—Ernest M. Anderson, for The New York Athletic Club of the City of New York, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 7c of the building zone resolution, to permit the extension from a business district into a residence district of a proposed club house with stores on the first story.

PREMISES AFFECTED—919-933 Seventh avenue, 175 West 58th street and 180 Central Park South, Manhattan.

APPEARANCES—

For Applicant: William A. Hines and Ernest M. Anderson.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(772-27-BZ)

WHEREAS, Ernest M. Anderson, for The New York Athletic Club of the City of New York, owner, filed, July 2, 1927, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed clubhouse with stores on the first story; premises 919-933 Seventh avenue, 175 West 58th street and 180 Central Park South, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Central Park South is in a residence district; Seventh avenue, south of a point 100 ft. north of 58th street, is in a residence district and 58th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 27, 1927 (N. B. App. 176-1927), reads:

"5. Stores are not permitted in a residence district."; and

WHEREAS, the proposed building is to be of fireproof construction, 23 stories in height, with a frontage of 200 ft. on Seventh avenue and 100 ft. on Central Park South and 100 ft. on 58th street; to be occupied as a clubhouse with stores on the first story; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 7c of the building zone resolution and that denial of relief would not entail practical difficulty and unnecessary hardship under section 21.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

835-27-BZ.

APPLICANT—Harry H. Holler, for John C. Barr, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Merrick road and Brookville road, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: A. W. Renander.

For Opposition: Thomas J. F. Kirk and Mr. O'Connor.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(835-27-BZ)

WHEREAS, Harry H. Holler, for John C. Barr, owner, filed, July 22, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Merrick road and Brookville boulevard, Rosedale, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Merrick road is in a business and residence district, Brookville boulevard is in a business and residence district and 241st street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 28, 1927 (N. B. 8021-27), reads:

"1. Gasoline station prohibited in a business district.

"2. Contrary to zoning resolution."; and

and

WHEREAS, it is proposed to erect an office, bury four 550-gallon tanks and erect four pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

859-27-BZ.

APPLICANT—Charles L. Craig, substituted for William F. Doyle, for Lea Construction Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3896-3906 Tenth avenue, Manhattan.

APPEARANCES—

For Applicant: Charles L. Craig, Mr. Chambers and A. C. McElhone.

For Opposition: V. V. Zipris, John L. Delius, John E. Kerby and James A. Lynch.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(859-27-BZ)

WHEREAS, Charles L. Craig, substituted for William F. Doyle, for Lea Construction Corp., owner, filed, June 23, 1927, an application, under the building zone resolution, to

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permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 3896-3906 Tenth avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Tenth avenue is in a business district, Post avenue is in business and residence districts and Isham street is in business and residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered July 11, 1927, reads:

"N. B. App. 314-27:

"1. Garage for more than 5 vehicles is unlawful in a business district, Zoning Resolution, Sec. 4.

"Note: Examined for Zoning only.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 178 ft. 8½ in. and a depth of 68 ft. 11½ in. and 160 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the applicant is estopped from securing the 80 per cent consents required by the strict letter of the zoning resolution under section 7, subdivision g, by reason of the neutral policy of the Board of Transportation (letter regarding which is on file in this appeal) and the appeal is supported by a substantial and overwhelming consent other than the city's property; and

WHEREAS, the board deems that applicant has substantiated his claim of hardship brought under section 21 of the zoning resolution; and

WHEREAS, the use and operation of this building shall be restricted to the Tenth avenue frontage of the property.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be constructed fireproof throughout and shall be restricted in height to two stories above sidewalk grade or curb level; that there shall be no vehicular entrance on Isham street and not more than one doorway maintained for emergency exit from the stair hall located at the extreme westerly end of the building on the Isham street front; that any other openings on the Isham street front

shall be restricted to windows, the sills of which shall be not less than 5 ft. above curb level; that any ramp construction shall be located at the extreme southerly end of the structure on the easterly street front; that the grade of the ramp shall start not less than 15 ft. from the building line of the Post avenue front; that the opening to this ramp shall not exceed a width of 9 ft. 6 in. in the clear; that the westerly and southerly walls shall be unpierced throughout their entire height and length; that the exterior of the street walls shall be finished with two-toned face brick with architectural terra cotta or stone trimmings; that any gasoline storage equipment installed shall be located at the street front approximately in the center of the building; that there shall be no portable gasoline tanks maintained or operated on the premises; that no roof signs shall be erected or maintained; that any advertising display shall be restricted to the Tenth avenue front and shall be of the flat wall design and a projecting electric sign, indicating the title of the business conducted on the premises; that a skylight set off 25 ft. from the intersection of the westerly and southerly gable walls shall be installed, not less than 50 sq. ft. in area, glazed with plain glass and protected with wire guards above and below; that any other skylight installed shall not be located within 25 ft. of the westerly gable wall; that all permits required shall be obtained within nine months and the work involved thereby shall be completed within eighteen months from the date of this action.

AREA FIXED.

(1356-27-BZ)

The chairman presented and read a communication from Alfred J. Boulton, requesting the board to fix an area deemed affected and within which to obtain consents for the erection and maintenance of a public garage; premises 119-133 East 22nd street, Borough of Brooklyn.

The following area was approved by the board:

Both sides of East 22nd street, from Beverly road to a point 100 ft. north of Duryea place; both sides of Duryea place from Flatbush avenue to East 22nd street; also the properties at rear for a distance of 50 ft. on either side of side lot lines of the premises in question.

Adjourned 2.15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 10, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS

336-27-S.

PETITIONER—Shapiro & Sikawitt, for Jaffe & Seakwood, lessee.

SUBJECT—Variation of the labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—7-9 West 36th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition laid over to January 24, 1928, at 2 p. m., on written request. Final disposition.

502-27-S.

PETITIONER—Thomas I. Sheridan, for Stephen Realty Co., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—16-24 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: Timothy J. Healy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 24th, 1928, at 2 p. m., on request on petitioner's representative.

740-27-S.

PETITIONER—Louis Heuthwohl, owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

MINUTES

PREMISES AFFECTED—513-515 Flushing avenue Brooklyn.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 24, 1928, at 2 p. m., on written request.

939-27-S.

PETITIONER—Samuel Rosenblum, for Julia E. Wheelock, owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—151-163 West 26th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to February 7, 1928, at 2 p. m., on request of petitioner.

887-27-S.

PETITIONER—Springsteen & Goldhammer, for 110 West 42nd St. Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—1 West 52nd street, Manhattan.

APPEARANCES—

For Petitioner: Albert Goldhammer.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(887-27-A)

WHEREAS, Springsteen & Goldhammer, for 110 West 42nd Street Corp., owner, filed, August 4, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 1 West 52nd street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated July 19, 1927 (N. B. 364-1926), reads:

"10. Windows should be fireproof windows, as per Sec. 264-7 of Labor Law and Rule 503 of Industrial Code.";

and

WHEREAS, the building is fireproof, five stories in height, 75 ft. by 100 ft., irregular, in area; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and tenant factories, 15 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the first and second stories in the street walls of the building, glazed with plate glass, the maximum area of the glass on the first story being 9 ft. by 7 ft. 10 in., and on the second story being 5 ft. 9 in. by 5 ft. 3 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the two lower stories and would, also, detract from the architectural effect of the building.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the first two stories, street front, on condition that all openings shall be equipped

with approved metal frames and sash, glazed with ¼ in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

775-27-S.

PETITIONER—Julia Vogel, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—226-228 East 37th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum and J. G. McCarthy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Absent 0

THE RESOLUTION—

(775-27-S)

WHEREAS, Julia Vogel, owner, filed, July 5, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 226-228 East 37th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 9, 1927 (Order No. 19857-LD), reads:

"1. Enclose both interior stairways at north and south sides of building, serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the cellar to 3 feet above the roof, constructed as per Sec. 271 of the Labor Law or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law.

"2. Extend the interior stairway at the south side of building to the roof, as per Sec. 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, six stories in height, 40 ft. by 99 ft. 4½ in., irregular, in area; OCCUPIED by one concern for the manufacture of dining room and other solid wood furniture: 1st story, 1 person; 2nd story, 4 persons; 3rd story, 2 persons; 4th story, 5 persons; 5th story, 6 persons; 6th story, 7 persons; occupancy to be limited to 10 persons per story; EQUIPPED with a fire alarm signal system; EXITS: two interior wooden stairways, the northerly one extending from the first story to roof, and the southerly stairway extending from the first to the top story, enclosed in metal-covered wood partitions with metal-covered wood doors at openings; a fire escape on the front of the building, having unprotected openings along the course thereof, extending from the top story balcony to the second story balcony, with EGRESS from the termination of the fire escape by means of drop ladder in guides to street; ROOFS of adjoining buildings: to east, two stories lower; to west, 1 ft. higher; and

WHEREAS, petitioner contends that there is a horizontal exit leading to the building to the west (under same occupancy and ownership) upon every floor except the grade floor; that these exits are protected by fireproof sliding doors and in view of the limited occupancy requests the acceptance of the existing means of egress.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

871-27-S.

PETITIONER—Otto Strack, for 216 East 45th Street Realty Corp., owner.

MINUTES

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—216-226 East 45th street, Manhattan.

APPEARANCES—

For Petitioner: Otto Strack.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(871-27-S)

WHEREAS, Otto Strack, for 216 East 45th Street Realty Corp., owner, filed, August 1, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 216-226 East 45th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated April 22, 1927 (Application No. 188-1927), reads:

"Objection No. 9:

"Windows must comply with Secs. 262-264 Labor Law and rule 503 Industrial Code. All windows including 1st floor show windows and 2nd story windows should have panes not more than 720 sq. inches and not over 48" in any dimension.";

and

WHEREAS, the building is fireproof, 17 stories in height, 128 ft. by 100 ft. in area at first story and 128 ft. by 90 ft. in area above; OCCUPIED: 1st and 2nd stories, stores and showrooms, 30 persons on each story; upper stories, printers and allied trades, 50 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the first and second stories in the street walls of the building, glazed with plate glass, the maximum area of the glass on the first story being 90 in. by 104 in., and on the second story being 52 in. by 80 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the two lower stories and would, also, detract from the architectural appearance of the building.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the two lower stories, street front, on condition that the openings shall be equipped with approved metal frames and sash, glazed with $\frac{1}{4}$ in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

874-27-S.

PETITIONER—Schwartz & Gross, for Sil-Sil Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—537 Eighth avenue and 300 West 37th street, Manhattan.

APPEARANCES—

For Petitioner: Alfred Tearle.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(874-27-S)

WHEREAS, Schwartz & Gross, for Sil-Sil Realty Corp., owner, filed, August 1, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 537 Eighth avenue and 300 West 37th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated July 28, 1927 (N. B. 65-1927), reads:

"11. Lights exceeding 720 square inches in area are unlawful. Section 264, subdivision 7c Labor Law.";

and

WHEREAS, the building is fireproof, six stories in height, having a frontage of 24 ft. 9 in. on Eighth avenue and 100 ft. on West 37th street; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and tenant factories, 30 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the first, second and third stories in both street walls of the building provided with part stationary and part pivoted windows glazed with $\frac{1}{4}$ in. plate glass; the maximum area of the glass on the first story being 9 ft. 6 in. by 7 ft. 8 in., and the second and third stories being 8 ft. by 5 ft.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the windows would detract from the architectural appearance of the building and would materially affect the use of the three lower stories.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the three lower stories, street front, on condition that the openings shall be equipped with approved metal frames and sash, glazed with $\frac{1}{4}$ in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

953-27-S.

PETITIONER—John J. Gilmartin, for Gardner W. Millet, et al., owners.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—1 East 28th street and 251 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(953-27-S)

WHEREAS, John J. Gilmartin, for Gardner W. Millet, et al., owners, filed, August 26, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1 East 28th street and 251 Fifth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 2, 1926 (Order No. 1726-LF), reads:

"1. Install an adequate interior electric fire alarm system in accordance with the enclosed approved layout and the rules of the Board of Standards and Appeals.";

and

WHEREAS, the building is fireproof, seven stories in height,

MINUTES

125 ft. by 25 ft. and 98 ft. 9 in., irregular in depth; OCCUPIED: 1st story, stores; 2nd story, showrooms, 11 persons; 3rd story, manufacture of uniforms, 16 persons; 4th story, showrooms, 21 persons; 5th story, vacant; 6th story, showrooms, 9 persons; 7th story, manufacture of dresses, 17 persons; EQUIPPED with a sprinkler system; EXITS: an interior fireproof stairway, extending from the first story to top story, enclosed in fireproof partitions with fireproof doors at openings; a horizontal exit at rear east on each story above the first story connecting with exterior stairway on the rear of adjoining building at east; a horizontal exit on each story, except the top story connecting with the adjoining building at north; ROOFS of adjoining buildings: 12 ft. lower at north; 25 ft. higher at east; and

WHEREAS, the petitioner claims that the entire building is not used for manufacturing but is used mainly for showroom and office purposes; furthermore, the petitioner contends that the building is equipped with an automatic sprinkler system which has been accepted by the Insurance Exchange; and

WHEREAS, the order is based on the omission of sprinklers in the top story, Fifth avenue front section, which is occupied for living apartments, the remainder of the building otherwise being equipped with a sprinkler system in accordance with the regulations in force.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted so long as conditions as to occupancy and use remain substantially unchanged.

883-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Hall-Lary-Cooke Realty Co., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—346 Sixth avenue, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(883-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Hall-Lary Cooke Realty Co., filed, August 4, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 346 Sixth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 22, 1927 (Order No. 18578-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law."

and

WHEREAS, the building is fireproof, eight stories in height, 24 ft. 8 in. by 95 ft. in area at first story and 24 ft. 8 in. by 85 ft. in area above; OCCUPIED: 1st story, store, 15 persons; 2nd story, spooling thread, 6 persons; 3rd story, manufacturing duck clothing, 18 persons; 4th story, manufacture of dresses and pocketbooks, 14 persons; 5th story, manufacture of trimmings, 15 persons; 6th story, manufacture of dresses, 15 persons; 7th story, manufacture of

cloaks, 25 persons; 8th story, manufacture of trimmings, 20 persons; 113 persons above the first story; EQUIPPED with a fire alarm signal system; EXITS: an interior iron stairway, extending from the first story to roof, enclosed in 3-inch fireproof block partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the top story balcony (with gooseneck ladder to roof) to the second story balcony, with EGRESS from the termination of the fire escape by means of extension roofs of buildings to the south and thence through windows opening on same to street; ROOFS of adjoining buildings: to north, six stories lower; to south, five stories lower; and

WHEREAS, petitioner contends that in 1917 orders were issued by the fire department to bring the fire escape in question up to standard; that certain work was done and upon the filing of the consent of the owner of the building to the south as to egress through that building, the work was certified as completed by the bureau of buildings and the order dismissed by the fire department; petitioner contends further that the egress at the present time is afforded by two other buildings in addition to that provided at the time the order was dismissed; and

WHEREAS, a similar order was dismissed by the fire department on the recommendation of the building department as to its compliance.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the fire escape, on condition that the southerly or end rail of balcony fire escape at the second story shall be maintained opened with egress from the fire escape to the roof of the adjoining premises to the south, with egress from the roof of this adjoining extension to the south, through plain glass windows through the building to the street or by means of the next adjoining building to the south or by means of iron ladder to the fire escape at the rear to the premises on West 21st street, so long as the building is not increased in height or area, and that the use and occupancy shall remain substantially unchanged.

959-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Michael C. Meseritz, owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—37-47 Bogart street, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(959-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Michael C. Meseritz, owner, filed, August 29, 1927, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 37-47 Bogart street, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated April 30, 1927, and May 19, 1927, read:

"Order No. 19128-LD:

"1. Reconstruct the fire escape on the north side of the building so that same conforms to Section 273 of the Labor Law and Rule 8 Board of Standards and Appeals adopted February 23rd, 1927. Among the defects noted are the following:

MINUTES

"(a) No gooseneck ladder from balcony, 2nd story to roof.

"(b) Windows and doors on course not fireproof.

"2. Provide an additional means of exit from 2nd story of two story frame building, southwest corner of factory building, as per Rule 8, Board of Standards and Appeals adopted February 23rd, 1927."

and
"Order No. 21268-LF:

"1. Provide a fireproof vault with a self-closing, fireproof door to same, for the storage of sawdust in building No. 45. LL281."

and
"Order No. 21271-LD:

"1. Arrange wire mesh screens and metal bars on windows on front, east side, 1st and 2nd stories, south side 2nd story, north side 1st story, so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Section 272 of the Labor Law."

and
WHEREAS, the two buildings are of frame and non-fireproof construction, one and two stories in height, 85 ft. 9 in. by 98 ft. and 45 ft. by 25 ft. in area; OCCUPIED—37-43 Bogart street: 1st story, fur dressing, 60 persons; 2nd story, fur dressing, 36 persons; 45-47 Bogart street: 1st story, storage; 2nd story, vacant; 37-43 Bogart street is EQUIPPED with a fire alarm signal system; EXITS: an open interior wooden stairway; an enclosed interior iron stairway, extending from the first story to second story, enclosed in brick walls with fireproof doors at openings; a fire escape on the north side of the building, having fireproof openings at first story and non-fireproof openings at second story along the course thereof, extending from the first story to the second story, with EGRESS from the termination of the fire escape through open yard to the street; ROOFS of adjoining buildings: 12 ft. higher at south; and

WHEREAS, the petitioner contends, as to Order No. 19128-LD, items 1 and 2, that there is no safe means of egress from the roof; that it is impossible to provide a gooseneck ladder to roof without altering the entire platform of second story fire escape due to its size; that the two windows on the course of the fire escapes at first story are fireproof pivoted windows; that item 2 affects an isolated portion of the second story only 16 ft. by 31 ft. 6 in. in area, used

as a locker room for clothing and has no occupancy, also, two watchmen are on duty at all times; as to Order No. 21268-LF, item 1, the petitioner contends that the order should not apply as the entire fire story of the building has been used during the past forty years for the storage of sawdust under permits; the second story is vacant; as to Order No. 21271-LD, item 1, the petitioner contends that sixteen windows have been screened or barred as a protection from burglars due to the handling of expensive furs, two of the windows are at second story, south side, and fourteen windows are at first story, north and east sides, and in each case there are adequate exits near these windows, also, as many as four and five doorways leading from the rooms in which the barred windows are located.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 19128-LD, only so far as it affects subdivision "B" of item No. 1, and as to item No. 2, *on condition* that there shall be no manufacturing of any nature or description maintained in the locker-room structure, rear, southwest corner of premises; as to Order No. 21268-LF, item No. 1, *on condition* that the sawdust shall be maintained in bags stored on the first floor of the building, No. 45 Bogart street, which is isolated from the rest of the plant, and that there shall be no manufacturing of any nature or description maintained in building No. 45 Bogart street, and as to Order No. 21271-LD, item 1, only so far as it affects the first story on the northerly section of main building, *on condition* that the two horizontal exits shall be maintained in addition to the main exit to interior stair hall at the front of the building, and that these orders are all modified only as long as conditions as to occupancy and use remain substantially unchanged.

APPLIANCE SUBMITTED FOR APPROVAL

957-27-SA

PETITIONER—Arthur B. Goodspeed, for Goodspeed Engineering Corp.

SUBJECT—Approval of Goodspeed Automatic Oil Burner.

APPEARANCES—

For Petitioner: Arthur B. Goodspeed.

ACTION OF BOARD—Petition placed on reserve calendar pending installation for inspection by committee of the board.

Adjourned 4.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

ANNUAL REPORT

CITY OF NEW YORK BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, CHAIRMAN
MUNICIPAL BUILDING

HON. JAMES J. WALKER,

Mayor, New York City.

Sir—I have the honor to submit for your information the Twelfth Annual Report of the Board of Standards and Appeals, for the year ending December 31, 1927.

In submitting same I wish to call your attention to the fact that up to and including December 31, 1927, there were 2,391 cases docketed, of which 1,722 were disposed of. As the average number of cases disposed of by the Board for the past ten years is 1,754.5 per year, the showing of the Board for the year 1927 compares very favorably with this average and surpasses each of the total dispositions for the years 1916, 1917, 1919, 1920, 1921, 1923 and 1925, and has been outdone only in the years 1918, 1922, 1924 and 1926.

The year 1918, when 3,056 dispositions are recorded, should not be taken as a criterion, for in that year resolutions were adopted by the Board, for withdrawals and dismissals, in blocks of 200 or more at a time in its endeavor to dispose of the 1,232 cases it inherited from a preceding administration.

There were 114 meetings held by the Board last year as compared to 103 for the year before and 45 inspections made as compared to 47 in 1926.

January 16, 1928.

ANNUAL REPORT

The earnest efforts of the Board to keep the dispositions apace with the great number of cases filed is fully demonstrated by the statistical report below which, while it shows an increase of 210 more cases left pending than there were the year before, it also shows that 210 more cases were filed in 1927 than in 1926.

It is worthy of note, in reviewing the Board's activities during the past year, that hearings before this Board have developed into trials, involving the taking of voluminous testimony and participated in by outstanding members of the American Bar, with resulting litigation frequently carried to the Court of Appeals.

Until recently, the attitude of the Courts was that this Board, consisting of practical men, technicians in their respective professions, was clothed by the law with wide discretion, and, where that discretion was not manifestly abused, the decision of the Board should remain undisturbed by the Courts.

Opinions by the Court of Appeals, handed down during the past year, have been interpreted by the lawyers to mean that the Board must show what in its opinion constitutes hardship, when relief is granted on that ground, and on what facts and evidence presented to it, the Board bases its opinion, they also feel it incumbent on themselves to produce evidence as in civil procedure.

All this has a tendency to make the practice before this Board legalistic instead of practical, and to make property owners feel they should employ counsel, rather than apply to the Board in person for practical relief.

In this way the application of the Zoning Law has been made more complex and long drawn out. The Board is now perforce compelled to listen to long legal arguments and to the examination and cross-examination of witnesses, in substitution for the practical methods heretofore in use, with the result that the hearing of cases occupies much more time and in the same given time fewer cases can be disposed of than formerly. However, the Board's creditable record for the year 1927 is amply shown in the statistical report which follows:

CASES FILED AND PENDING, 1927

FILED 1927	A	BZ	S	SA	SR	M'L	T'L	GR. T'L
JANUARY	42	26	29	3	2	82	134	..
Restored	4	2	0	0	0	0	6	140
FEBRUARY	28	44	26	6	0	35	139	..
Restored	1	2	2	0	0	0	5	144
MARCH	38	33	55	3	0	36	165	..
Restored	1	1	3	0	1	0	6	171
APRIL	46	42	50	4	0	28	170	..
Restored	0	0	0	0	0	0	0	170
MAY	49	42	47	4	0	73	215	..
Restored	0	8	1	1	0	0	10	225
JUNE	60	35	43	4	1	63	206	..
Restored	8	7	2	0	0	0	17	223
JULY	31	32	43	2	0	61	169	..
Restored	4	7	4	1	0	0	16	185
AUGUST	28	30	33	6	0	0	97	..
Restored	0	0	0	0	0	0	0	97
SEPTEMBER	29	32	30	4	0	25	120	..
Restored	1	4	1	0	0	0	6	126
OCTOBER	33	36	31	7	0	42	149	..
Restored	4	3	0	0	0	0	7	156
NOVEMBER	29	26	26	2	0	47	130	..
Restored	0	5	14	0	0	0	19	149
DECEMBER	42	36	22	5	0	35	140	..
Restored	1	3	1	1	0	0	6	146
TOTAL	479	456	463	52	4	477	1932	1932
PENDING, 1926.....	137	101	101	118	2	0	459	459
GRAND TOTAL....	616	557	564	171	6	477	2391	2391
DISPOSITION								
1927								
JANUARY	36	30	51	3	0	32	152	..
FEBRUARY	37	21	31	2	2	35	128	..
MARCH	46	38	39	2	0	36	161	441
APRIL	16	29	16	7	1	28	97	..
MAY	38	48	25	4	0	73	188	..
JUNE	24	36	43	19	0	63	185	470
JULY	30	33	32	15	1	61	172	..
AUGUST	0	0	0	0	0	0	0	..
SEPTEMBER	22	12	15	1	0	25	75	247
OCTOBER	62	27	57	5	0	42	193	..
NOVEMBER	49	51	58	9	1	47	215	..
DECEMBER	40	44	34	3	0	35	156	564
TOTAL	400	369	401	70	5	477	1722	1722
PENDING								
DEC. 31, 1927....	216	188	163	101	1	0	669	669

Code: A—Appeals from Administrative Orders. BZ—Applications under Building Zone Resolution. S—Petitions for Variation of Labor Law SA—Petitions for Approval of Appliances. SR—Petitions for Adoption of Rules. M'L—Miscellaneous Docket.

ANNUAL REPORT

SUMMARY

DOCKET.

Cases pending December 31, 1926.....	459
Cases filed up to and including December 31, 1927....	1357
Restored to calendar.....	98

DISPOSITION OF CASES.

Withdrawn	168
Dismissed	93
Denied	261
Granted	4
Granted on condition.....	644
Appliances approved.....	27
Appliances dismissed, disapproved or withdrawn.....	43
Rules approved.....	4
Rules disapproved or rescinded.....	1

MISCELLANEOUS APPLICATIONS.

Requests to reopen.....	280
Requests to amend.....	48
Requests for modification.....	21
Requests to rescind.....	4
Requests for extension of time.....	41
Requests for extension of permit.....	34
Requests for mechanical installations.....	0
Requests for approval of plans.....	42
Administrative requests.....	2
Requests for interpretation.....	5
Total	2391
Disposed of.....	1722
Cases pending December 31, 1927.....	669

MISCELLANEOUS ACTIONS.

Requests to reopen granted.....	242
Requests to reopen denied.....	26
Requests to amend granted.....	47
Requests to amend denied.....	1
Requests for modification granted.....	20
Requests for modification denied.....	1
Requests to rescind granted.....	4
Requests to rescind denied.....	0
Requests for extension of time granted.....	41
Requests for extension of time denied.....	0
Requests for extension of permit granted.....	34
Requests for extension of permit denied.....	0
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	40
Plans disapproved.....	2
Administrative requests granted.....	2
Administrative requests denied or withdrawn.....	0
Interpretations	5
Requests withdrawn or dismissed.....	12
Total	1722

MONEYS RECEIVED.

SUBSCRIPTIONS	OCT.	NOV.	DEC.	TOTAL	1st QUAR.	2nd QUAR.	3d QUAR.	GR. T'L
To Bulletin	\$80.00	\$140.00	\$80.00	\$300.00	\$370.00	\$365.00	\$170.65	\$1,205.65
Cash Sales	20.45	41.64	22.45	84.54	89.85	82.77	48.26	305.42
Paid to Chamberlain.....	\$100.45	\$181.64	\$102.45	\$384.54	\$459.85	\$447.77	\$218.91	\$1,511.07

REVIEW FROM 1916

Year	Cases Filed	M'l Actions	Total to Dis- pose of	Pending Previous Year	Disposed of as Follows:						
					With- drawn	Dis- missed	Cases Denied	Granted etc.	M'l Actions	Total Cases	Pending Dec. 31st
1916	502	32	534	0	39	64	59	204	32	398	136
1917	2620	35	2655	136	291	154	241	838	35	1559	1232
1918	1734	160	1894	1232	803	666	418	1009	160	3056	70
1919	1005	73	1078	70	105	47	271	594	41	1058	90
1920	793	114	907	90	84	100	233	457	33	907	90
1921	1720	176	1896	90	102	296	337	827	35	1597	389
1922	1575	405	1980	389	171	195	262	1025	281	1934	435
1923	1562	308	1870	435	149	189	193	928	219	1678	627
1924	1540	415	1955	627	173	194	290	1003	324	1984	598
1925	1350	335	1685	598	140	129	203	793	275	1540	743
1926	1147	403	1550	743	193	85	289	864	403	1834	459
1927	1357	575	1932	459	168	137	261	679	477	1722	669
Total	16905	3031	19936	4869	2418	2256	3057	9221	2315	19267	5538

WILLIAM J. O'GORMAN, *Secretary.*

WILLIAM E. WALSH, *Chairman.*

RULES

FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1927; Amended November 1, 1917, and Feb. 3, 1922.

Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations. In garages, motor vehicle repair shops and all selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth ($1/200$) part of the span.

Rule 2. Wood Joisted Floor Construction. Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

Rule 3. Floor Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations

(a) Seven-eighths ($7/8$) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ($2\frac{1}{2}$) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ($1/4$) of one (1) per cent of steel mesh.

(b) Two and one-half ($2\frac{1}{2}$) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

Rule 4. Ceiling Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ($1/2$) inch plaster boards, or three-eighths ($3/8$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ($1/4$) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to turring strips and plastered with Portland cement mortar at least three-quarters ($3/4$) inch thick.

Rule 5. Attachment to Ceiling. Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

Rule 6. Openings in Fire-Retarding Floors. Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

Rule 7. Columns. All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

Rule 8. Girders. All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

Rule 9. Shaft Enclosures. Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unframed wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($3/4$) of an inch thick;

(b) Two by four inch wood studs placed not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($7/8$) inch wood sheathing, one-half ($1/2$) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($7/8$) inch wood sheathing, two thicknesses of one-quarter ($1/4$) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.

RULES

SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,
August 13, 1918.

RULE 1. PERMIT.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the fire commissioner.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

RULES

REPORTING STRUCTURAL ALTERATIONS, ADOPTED FEBRUARY 8, 1917, UNDER CAL. 352-16-S.

Resolved, That for the purpose of establishing uniform practice with regards to the reporting of structural alterations made under the requirements of the labor law, the following rule be and it is hereby adopted:

When plans have been filed with the proper superintendent of buildings and structural alterations have been made to comply with the requirements of the labor law relating to exits and fire protection, or with an order of the State

Labor Department relating to exits issued prior to October 1, 1916, or with an order of the fire commissioner issued subsequent to October 1, 1916, a report shall be made by the superintendent of buildings to the fire commissioner stating whether the work done complies with the order of the State Labor Department, with the order of the fire commissioner, or with the provisions of the State Labor Law, as the case may be.

CONCRETE RULES

USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

APPLIANCES

FUEL OIL PUMPS

Approved by the Board of Standards and Appeals

<i>Name of Pump</i>	<i>Calendar No.</i>	<i>Name of Pump</i>	<i>Calendar No.</i>
American Marsh Duplex.....	638-25-SA	Marsh Fuel Oil Pump.....	1050-23-SA
American Marsh Simplex.....	639-25-SA	McGowan Horizontal Duplex Fuel Oil Pump..	936-23-SA
Ballard Duplex Electric Driven Pump Set....	1413-22-SA	M. D. Rotary.....	52-27-SA
Beach Russ Co. Rotary.....	1134-22-SA	Milwaukee Piston Rotating Port Pump.....	763-25-SA
Blackmer Rotary.....	935-24-SA	Monroe Oil Pump.....	658-26-SA
Blake & Knowles Horizontal Simplex Piston Pattern Pump.....	372-21-SA	Northern Rotary.....	1396-24-SA
Century Rotary.....	908-21-SA	Quimby Screw Pump.....	1193-21-SA
Cook Electric Oil Pump.....	603-25-SA	Ray Rotary.....	588-25-SA
Davidson	590-21-SA	Rotary Pressure Pump.....	1060-25-SA
Dean Bros. Durable Duple.....	840-22-SA	Rotary Vacuum Pump.....	513-25-SA
Exeter Rotary.....	507-22-SA	Tate-Jones	492-21-SA
Gould Hand Rotary.....	1133-25-SA	Teesdale Automatic Booster Fuel Oil Pump..	1279-25-SA
Gould Triplex Plunger.....	257-22-SA	Viking	438-21-SA
Kinney Rotating Plunger Pump.....	503-24-SA	Warren Oil Pump.....	1169-23-SA
Leiman Rotary.....	95-24-SA	Worthington Duplex Double-Acting Steam Pump	184-22-SA
		Worthington Show Model Duplex.....	194-24-SA

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

<i>Name of Burner</i>	<i>Calendar No.</i>	<i>Name of Burner</i>	<i>Calendar No.</i>
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*May Oil Burner.....	68-24-SA
*Arcoil Heat Machine.....	632-26-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Fan Tail Type Steam Atomizing Burner	939-25-SA
Ballard Automatic Oil Burner.....	1363-23-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	*Moussette Oil Burner.....	887-25-SA
Ballard Staples & Pfeiffer Steam Atomizing High Pressure Burner.....	1414-22-SA	*National Rotary Oil Burner.....	836-25-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*Nokol Automatic Heater.....	1078-24-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	*Orr Fuel Oil Burner.....	113-26-SA
Best Calorex Burner.....	1464-21-SA	*Paramount Oil Burner.....	1193-25-SA
Burnwell Mechanical Burner.....	957-22-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Caloril Burner—Type AA.....	1361-24-SA	Peabody-Fisher Wide Range Mechanical Oil Burner	644-21-SA
Coen Mechanical Oil Burner.....	942-21-SA	*Petro Domestic Burner.....	161-26-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	Petro Mechanical Burner and Air Register..	735-24-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Powerlight Oilheat Burner.....	628-23-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Rayfield Oil Burner.....	504-26-SA
*Doherty Oil Burner.....	943-26-SA	Ray Rotary Fuel Oil.....	504-23-SA
*Electrol Automatic Oil Burner.....	259-25-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enco Burner.....	1414-23-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulse Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gill Oil Burner.....	1231-23-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Gulf Oil Burner.....	382-26-SA	Steam Oil Burner.....	183-22-SA
Hammel Oil Burner.....	1278-21-SA	*Summerheat Oil Burner.....	581-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	Surface Combustion Low Pressure Burner..	92-23-SA
*Hart Automatic Oil Burner.....	1162-24-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Homer Domestic Oil Burner.....	1211-25-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*International Oil Burner.....	1305-24-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
Joyce Oil Burner.....	852-26-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heat Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lientz Oil Burner.....	155-20-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
		*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
		*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
1030-27-A—13-16 Central Park West, Manhattan.
1031-27-A—20-28 West 72nd street, Manhattan.
1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
1372-21-SA—Ford Fire Line Reducing Valve, approval of.
447-22-SA—Howard Water Pressure Reducing Devices, approval of.
610-22-SA—Crocker Gas Valve, approval of.
799-22-SA—Kennell Gas Cut-Off Valve, approval of.
1173-22-SA—Anti-Syphon Valve, approval of.
1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
1249-22-SA—Coen Oil Burner, approval of.
1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
1526-22-SA—DeLaney Fuel Oil Burner, approval of.
57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
124-23-SA—Master Gas Shut-Off Valve, approval of.
125-23-SA—Packless Gas Shut-Off Valve, approval of.
127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
297-23-SA—"Automatic" Deluge Valve, approval of.
443-23-SA—Automatic Gas Shut-Off, approval of.
525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
959-23-SA—Hydro Carbon Oil Burner, approval of.
1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
1176-23-SA—Ziegler Oil Burner, approval of.
1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
1346-23-SA—Heatiator Oil Burner, approval of.
1429-23-SA—Kerrihard Oil Burner, approval of.
1550-23-SA—Apex Gas Cut-Off Valve, approval of.
492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
1016-24-SA—Milnes Oil Burner, approval of.
1108-24-SA—Simplicity Fuel Oil Burner, approval of.
1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
1146-24-SA—Salvo Fire Extinguisher, approval of.
1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
1500-24-SA—Smolensky Check Valve, approval of.
26-25-SA—Keenan Brilliant Burner, approval of.
558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
683-25-SA—Billow Fuel Oil Burner, approval of.
985-25-SA—Amdyco Foam Fire Extinguisher, approval of.

- 1106-25-SA—Modern Oil Burner, approval of.
1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
1264-25-SA—Koerting Gear Pump, approval of.
1346-25-SA—Palmer Gravity Lock, approval of.
55-26-SA—Ferreira Oil Burner, approval of.
111-26-SA—Gem Fuel Oil Burner, approval of.
167-26-SA—Johnson Automatic Oil Burner, approval of.
353-26-SA—Signal Weatherproof Bells, approval of.
364-26-SA—Kork-n-Seal, approval of.
397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
418-26-SA—Film Inspection Machine (approved type), approval of.
484-26-SA—Protectoseal Cover, approval of.
542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
751-26-SA—Jones Oil Burner, approval of.
755-26-SA—Sundstrand Automatic Oil Burner, approval of.
764-26-SA—Berggren Oil Burner, approval of.
781-26-SA—Solenoid Type Single Stroke Bells, approval of.
792-26-SA—North American Low Pressure Oil Burner, approval of.
890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
950-26-SA—Ideal Fuel Oil Burner, approval of.
52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
88-27-SA—Hauck Venturi Low Pressure Oil Burner, approval of.
110-27-SA—Wilbur Extinguisher, approval of.
115-27-SA—Even-Heat Oil Burner, approval of.
128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
187-27-SA—Keenan Gas Shut-Off Valve, approval of.
328-27-SA—Holby Oil Burner, approval of.
402-27-SA—Faraday Model "F," 110 Volt A.C. Fire Alarm, approval of.
458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
481-27-SA—Eisler Automatic Oil Burner, approval of.
527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
537-27-SA—Leader Gas Shut-Off Valve, approval of.
618-27-SA—Stuhler Oil Burner, approval of.
630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
651-27-SA—The S. & G. Panic Lock, approval of.
673-27-SA—Morrissey Oil Burner, approval of.
698-27-SA—Everite Oil Burner, approval of.
810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
957-27-SA—Goodspeed Automatic Oil Burner, approval of.
1062-27-SA—Watkins Closed Circuit Sprinkler Alarm, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	5
		Dismissed	1
		Denied	12
Cases filed up to January 11, 1928.....	22	Granted	9
		Granted on condition.....	30
		Appliances approved.....	0
Restored to calendar.....	1	Appliances dismissed, disapproved or withdrawn.....	0
		Rules approved.....	0
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	4	Requests to reopen granted.....	4
Requests to amend.....	3	Requests to reopen denied.....	0
Requests for modification.....	0	Requests to amend granted.....	3
Requests to rescind.....	0	Requests to amend denied.....	0
Requests for extension of time.....	0	Requests for modification granted.....	0
Requests for extension of permit.....	0	Requests for modification denied.....	0
Requests for mechanical installations.....	0	Requests to rescind granted.....	0
Requests for approval of plans.....	0	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	0
Requests for interpretation.....	0	Requests for extension of time denied.....	0
Total	699	Requests for extension of permit granted.....	0
Disposed of.....	55	Requests for extension of permit denied.....	0
Cases pending January 11, 1928.....	644	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	0
		Plans disapproved.....	0
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	0
		Requests withdrawn or dismissed.....	0
		Total	55

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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The Trial Calendar.

Notices in Building Zone Cases.

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Minutes of Regular Meeting, January 17, 1928, at 2 p. m.

Revolving Doors, Rules.

Smoking in Factories, Rules.

Structural Alterations, Rules.

Appliances Approved.

Reserve Calendar.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
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Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, January 24, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, January 31, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman,

CALENDAR

DOCKET.

New Cases Filed Week Ending January 18, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
44-28-BZ.....	B.B.B....	3601-3607 Snyder ave., Bklyn., Applic. 210-28
43-28-A.....	F.D.....	132-136 Greene st., Man., F-83979
42-28-A.....	B.B.M....	10 W. 58th st., Man., Decision of Supt. of Bldgs.
41-28-BZ.....	B.B.Bx...	2704-2710 Bailey ave., Bx., N. B. 2800-27
40-28-BZ.....	B.B.Bx...	2075-2103 White Plains rd., Bx., N. B. 22-1928
39-28-S.....	B.B.M....	151-153 W. 46th st., Man., N. B. 226-27
38-28-BZ.....	B.B.B....	192-208 E. 98th st., Bklyn., Applic. 21327-27
37-28-S.....	F.D.....	125 E. 23rd st., Man., L. D. 29626
36-28-A.....	F.D.....	125 E. 23rd st., Man., F-29627
35-28-BZ.....	B.B.Q....	Northwest corner of 65th pl. & 51st rd., Maspeth, Q., N. B. 15894-27
34-28-A.....	F.D.....	167 W. 22nd st., Man., F-27973
33-28-BZ.....	B.B.Bx...	1367 Macombs rd., Bx., Viol. 713-25
32-28-S.....	F.D.....	37-43 Greene st., Man., L. D. 25446 & 25447
31-28-BZ.....	B.B.Q....	Southeast corner of Central ave. & Pansy pl., Ridgewood, Q., N. B. 14617-27
30-28-BZ.....	B.B.B....	Southwest corner of Pitkin ave. & 79th st., Bklyn., Applic. 15245-27
29-28-BZ.....	B.B.B....	1952-1956 Eastern Parkway Ex- tension, Bklyn., Applic. 21328-27
28-28-S.....	F.D.....	515 W. 29th st., Man., Decision of Supt. of Bldgs.
27-28-BZ.....	B.B.B....	1976-1990 Stillwell ave., Bklyn., Applic. 14324-27
26-28-S.....	F.D.....	35-37 Broad st., Man., F-28592
25-28-S.....	F.D.....	35-37 Broad st., Man., L. F. 29365 & L. D. 28590 & 28591
24-28-A.....	F.D.....	2-12 W. 34th st., Man., F-75080
23-28-BZ.....	B.B.B....	502-506 Kings Highway, Bklyn., Applic. 19780-27

Restored to Calendar.

282-27-BZ.....	F.D.....	200-208 E. 111th st., Man., Alt. 455-27
1305-25-BZ.....	B.B.B....	46-50 Love lane, Bklyn., Applic. 22983-27

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, JANUARY 24, 1928, AT 2 P. M.

Building Zone Cases.

885-27-BZ.
APPLICANT—William Shary, for Eugene H. McCauliff,
owner.
PREMISES—2722-2728 Bailey avenue, The Bronx.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a garage for the storage of more than
five (5) motor vehicles.

946-27-BZ.
APPLICANT—Saul Goldsmith, for Bernard Corn, owner.
PREMISES—8502-8512 19th avenue and 1864-1878 85th
street, Brooklyn.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a residence district the erection and main-
tenance of an apartment house with stores on the
first story.

925-27-BZ.
APPLICANT—John J. Dunnigan, for Towruss Realty
Corp., owner.
PREMISES—2100 Webster avenue and 401-409 East 180th
street, The Bronx.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the alteration and change
of occupancy to a gasoline service station of part of
an existing building occupied as a garage for the
storage of more than five (5) motor vehicles.

JANUARY 24, 1928, 10 A. M.

Appeals from Administrative Orders.

873-27-A—581-593	Water street, Manhattan.
878-27-A—255-258	South street and 503-509 Water street, Manhattan.
942-27-A—252-262	West 40th street, Manhattan.
949-27-A—364	Manhattan avenue, Brooklyn.
908-27-A—1987	Webster avenue, The Bronx.
650-27-A—638-660	Ocean avenue, Brooklyn.
882-27-A—117	Fulton street, Brooklyn.
911-27-A—7626	Narrows avenue, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of stand-
ards and appeals of a public hearing under the provisions
of the building zone resolution, *Tuesday morning, January*
24, 1928, at 10 o'clock, in Room 1013, Municipal Building,
on the following matters:

CALENDAR

CAL. NO. 806-27-BZ—Application, July 12, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Rostfel Realty Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises northeast corner of Kings Highway and Stillwell avenue, Brooklyn.

CAL. NO. 831-27-BZ—Application, July 21, 1927, under sections 7c and 21 of the building zone resolution, of William H. Ludwig, applicant, on behalf of Avenue D Building Co., Inc., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3110-3124 Avenue H, south side of Avenue H, from Flatbush avenue to East 32nd street, Brooklyn.

CAL. NO. 915-27-BZ—Application, August 15, 1927, under sections 7a, 7b, 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Ellgold Realty Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of West 166th street and Ogden avenue, The Bronx.

CAL. NO. 556-27-BZ—Application, May 17, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of Thomas M. Gilligan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of White Plains avenue and East Tremont avenue, The Bronx.

CAL. NO. 779-27-BZ—Application, July 6, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Dann Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2448-2462 Coney Island avenue, Brooklyn.

CAL. NO. 780-27-BZ—Application, July 6, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Max J. Rosenthal, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 112-126 East 98th street, Brooklyn.

CAL. NO. 924-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of Abraham Cohen, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 111-02 and 111-04 101st avenue, Richmond Hill, Borough of Queens.

CAL. NO. 960-27-BZ—Application, August 30, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Thomas Realty Co., owner, to permit, partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Boston road, 122.08 ft. south of Vyse avenue, The Bronx.

CAL. NO. 777-27-BZ—Application, July 5, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Miriam Gluck, owner, to permit in a residence district the erection and maintenance of a business building (stores); premises southeast corner of Villa avenue and East 204th street, The Bronx.

CAL. NO. 914-27-BZ—Application, August 15, 1927, under section 21 of the building zone resolution, of William Cramer, applicant, on behalf of Loretta Cramer Ewart, owner, to permit, partly in a business district and partly in an unrestricted district, the maintenance of a motor vehicle repair shop; premises 1713-1719 Jerome avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

JANUARY 24, 1928, 2 P. M.

Petitions for Variations.

- 336-27-S—7-9 West 36th street, Manhattan.
- 502-27-S—16-24 West 47th street, Manhattan.
- 740-27-S—513-515 Flushing avenue, Brooklyn.
- 785-27-S—333-339 Hudson street and 94-96 Charlton street, Manhattan.
- 910-27-S—927 Broadway, Manhattan.
- 920-27-S—272 Flushing avenue, Long Island City, Borough of Queens.
- 929-27-S—20 West 17th street, Manhattan.
- 948-27-S—115-117 East 29th street, Manhattan.
- 954-27-S—2-6 Varick street and 126-130 Franklin street, Manhattan.
- 720-27-S—680-688 Sixth avenue and 59-65 West 39th street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, JANUARY 31, 1928, AT 2 P. M.

Building Zone Cases.

- 913-27-BZ.
APPLICANT—Charles Kleink, for Arthur Bucher, owner.
PREMISES—Northwest corner of Fairview avenue and Forest avenue, Ridgewood, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 938-27-BZ.
APPLICANT—William Shary, for Danclare Holding Corp., owner.
PREMISES—2388-2394 Ryer avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,

CALENDAR

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

980-27-BZ.

APPLICANT—Philip J. Sinnott, for Liberty Heights Realty Co., Inc., owner.

PREMISES—Northeast corner of Cooper avenue and Cypress avenue, Cypress Hills, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

984-27-BZ.

APPLICANT—Philip J. Sinnott, for T. & R. Construction Co., owner.

PREMISES—Southwest corner of West 167th street and Sedgwick avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1000-27-BZ.

APPLICANT—Edward L. Kelly, for Patrick B. Noone, owner.

PREMISES—Northeast corner of Woodhaven boulevard and 158th street, Aqueduct, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1015-27-BZ.

APPLICANT—John J. Dunnigan, for Estate of McEvers Bayard Brown, owner.

PREMISES—1527-1535 Southern boulevard, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

JANUARY 31, 1928, 10 A. M.

Appeals from Administrative Orders.

808-27-A—129 East 73rd street, Manhattan.

839-27-A—560 West 173rd street, Manhattan.

840-27-A—115 East 95th street, Manhattan.

841-27-A—466 West 145th street, Manhattan.

921-27-A—2202 Folin street, The Bronx.

922-27-A—2214 Folin street, The Bronx.

943-27-A—1160-1176 Flushing avenue, Brooklyn.

970-27-A—130 Osborn street, Brooklyn.

901-27-A—223-237 Norman avenue, 239-249 North Henry street and 200-210 Russell street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 31, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 895-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Macombs Realty Corp., owner, to permit in a residence district the

alteration and conversion of occupancy of the first story of an existing apartment house from residence to business use (stores); premises 65 Featherbed lane, northwest corner of Macombs road, The Bronx.

CAL. NO. 833-27-BZ—Application, July 21, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for H. Sidney Landau, on behalf of Beth Hakanesseth Talmud Torah of Kings Highway, Inc., owner, to permit in an "E" area and residence district the erection and maintenance of a building less than ten (10) feet from the street line and to occupy more than fifty (50) per cent of the area of the lot, and also provided with a yard of less area than required by the zone resolution; premises 1202-1218 Avenue P and 1611 East 12th street, southeast corner, Brooklyn.

CAL. NO. 855-27-BZ—Application, July 26, 1927, under section 21 of the building zone resolution, of Harry H. Holler, applicant, on behalf of Anna C. Bingler, owner (Certified Gas Stations, Inc., lessee), to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens.

CAL. NO. 863-27-BZ—Application, July 28, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Samuel Axelrod, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 1301-1319 65th street, northeast corner of 13th avenue, Brooklyn.

CAL. NO. 1270-27-BZ—Application, December 3, 1927, under section 21 of the building zone resolution, of Mortimer E. Freehof, applicant, on behalf of Congregation Beth Elohim, owner, to permit in a "D" area district, extending from a "B" area district and also in a residence use district, the erection and maintenance of a building occupying a greater per cent of the area of the lot than that permitted under the zone resolution; premises 169-179 Eighth avenue and 276 Garfield place, southeast corner, Brooklyn.

CAL. NO. 877-27-BZ—Application, August 2, 1927, under section 21 of the building zone resolution, of Louis A. Sheinart, applicant, on behalf of Gilchrist Corporation, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Prospect avenue and Terrace pl., Brooklyn.

CAL. NO. 1268-27-BZ—Application, December 2, 1927, under section 21 of the building zone resolution, of John W. Hahner, applicant, on behalf of 128 West 30th Street Corp., owner, to permit in a 2 times height

CALENDAR

district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution; premises 128-134 West 30th street, Manhattan.

CAL. NO. 105-27-BZ—Application, February 1, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Sobol Brothers, owners, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 301-303 Mulberry street, Manhattan.

CAL. NO. 555-27-BZ—Application, May 17, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of Mary V. Dempsey, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Arnov avenue and Boston road, The Bronx.

CAL. NO. 896-27-BZ—Application, August 8, 1927, under sections 7a, 7b and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Charles Sengen, owner, to permit in a business district the extension in area and height of an existing building occupied as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles; premises 13-15 Sumpter street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

JANUARY 31, 1928, 2 P. M.

Petitions for Variations.

- 752-27-S—2861-2865 Broadway, Manhattan.
- 641-27-S—607-609 Fifth avenue, Manhattan.
- 800-27-S—120-122 East 59th street, Manhattan.
- 838-27-S—163 East 54th street, Manhattan.
- 609-27-S—243-249 West 67th street, Manhattan.
- 648-27-S—9-11 East 38th street, Manhattan.
- 860-27-S—1293-1311 Broadway, Manhattan.
- 881-27-S—225-235 West 37th street (second floor), Manhattan.
- 923-27-S—1995-2003 Jerome avenue, The Bronx.
- 966-27-S—240-246 Newport avenue, Brooklyn.
- 975-27-S—581-583 Fifth avenue, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, FEBRUARY 7, 1928, AT 2 P. M.

Building Zone Cases.

956-27-BZ.
 APPLICANT—Henry R. Mygatt, for Stanley Murray, owner.
 PREMISES—East side of Jerome avenue, 105.36 feet north of East 172nd street, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1013-27-BZ.

APPLICANT—John F. Buchan, for Ralph Ferrara, owner.
 PREMISES—8159-8167 Liberty avenue, Woodhaven, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1025-27-BZ.

APPLICANT—Gardiner Conroy, for Oppenheim, Michelson & Zamore Realty Corp., owner.

PREMISES—Southwest corner of Avenue U and Brigham street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1027-27-BZ.

APPLICANT—Edward P. Doyle, for G. & K. Investing Corp., owner.

PREMISES—East side of Bailey avenue, 153.03 feet north of Albany Crescent, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building (stores).

1028-27-BZ.

APPLICANT—Edward P. Doyle, for Max Weinstein, owner.

PREMISES—West side of White Plains road, 130.26 feet south of Sagamore street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1033-27-BZ.

APPLICANT—Samuel Rosenblum, for Paul Dispensa, owner.

PREMISES—111-15 37th avenue (Polk avenue), Corona, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1050-27-BZ.

APPLICANT—William F. Doyle, for S. S. Kresge Co., owner.

PREMISES—2125 86th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a building occupied in part for business purposes.

1051-27-BZ.

APPLICANT—William F. Doyle, for Rutland Parkway, Inc., owner.

PREMISES—724-740 Ralph avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1079-27-BZ.

APPLICANT—William F. Doyle, for Repp Holding Corp., owner.

CALENDAR

PREMISES—Southeast corner of Utica avenue and Avenue O, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

282-27-BZ.

APPLICANT—Philip J. Sinnott, substituted for William F. Doyle, for Wezco Realty Corp., owner.

PREMISES—200-208 East 111th street and 2013-2025 Third avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles and the installation of a gasoline service station (previously withdrawn).

1305-25-BZ.

APPLICANT—Harry Landy, for Love Lane Garage Corp., owner.

PREMISES—46-50 Love lane, northwest corner of College place, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution (Reopened to amend and modify),

TO PERMIT in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.

FEBRUARY 7, 1928, 10 A. M.

Appeals from Administrative Orders.

445-27-A—324-440 Douglass street, Brooklyn.

919-27-A—58-64 West 40th street (9th floor), Manhattan.

927-27-A—346-364 Hudson street, 88-98 King street and 79-89 Charlton street, Manhattan.

985-27-A—50 Pine street, Manhattan.

988-27-A—81-83 Alexander avenue, 305-323 East 132nd street and 306-308 East 133rd street, The Bronx.

1008-27-A—167 East 105th street, Manhattan.

1012-27-A—North side of Coney Island Creek, 610 feet east of Old Sea Beach R.R., Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 7, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 897-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of Harry Cook, applicant, on behalf of Keva Skodnick, owner, to permit in a residence district the erection and maintenance of a business building (stores); premises southwest corner of Hollis avenue and 191st street, Hollis, Borough of Queens.

CAL. NO. 802-27-BZ—Application, July 11, 1927, under section 21 of the building zone resolution, of Colonial Installation Corp., applicant, on behalf of Benjamin Sakren, owner (Jack Jacobsen, lessee), to permit in a business district the erection and maintenance of a gasoline service station; premises 380 Rogers avenue, northwest corner of Empire boulevard, Brooklyn.

CAL. NO. 906-27-BZ—Application, August 9, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Walter J. M. Donovan, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously withdrawn); premises 3803-3809 Tenth avenue and 440 446 West 204th street, southeast corner Manhattan.

CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Inc., owner (for amendment and modification of the previous resolution), to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

FEBRUARY 7, 1928, 2 P. M.

Petitions for Variations.

683-27-S—2-16 West 33rd street, Manhattan.

939-27-S—151-153 West 26th street, Manhattan.

861-27-S—611-621 Fifth avenue, 1-7 East 49th street and 28 East 50th street, Manhattan.

865-27-S—40-42 West 37th street, Manhattan.

898-27-S—771-773 First avenue, Manhattan.

944-27-S—160 East 126th street, Manhattan.

987-27-S—81-83 Alexander avenue, 305-323 East 132nd street and 306-308 East 133rd street, The Bronx.

997-27-S—225-235 West 37th street (10th floor), Manhattan.

1038-27-S—1750 Webster avenue, The Bronx.

Appliances Submitted for Approval.

1034-27-SA—The Lawrence May Oil Burner, approval of

1076-27-SA—Ford Automatic Pressure Regulating Valve approval of.

FRIDAY, FEBRUARY 10, 1928, AT 2 P. M.

SPECIAL MEETING.

Rules.

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

FEBRUARY 14, 1928, 10 A. M.

Appeals from Administrative Orders.

1022-27-A—806-808 Broadway and 104-106 Fourth avenue Manhattan.

1075-27-A—756-768 First avenue and 400 East 43rd street Manhattan.

1077-27-A—3 East 61st street, Manhattan.

FEBRUARY 14, 1928, 2 P. M.

Petitions for Variations.

733-26-S—138-144 West 25th street, Manhattan.

798-27-S—27-39 West 57th street, Manhattan.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING,

TUESDAY MORNING, JANUARY 17, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the special meeting of the board, held on Friday afternoon, January 6, 1928, the minutes of the regular meeting of the board, held on Tuesday morning, January 10, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, January 10, 1928, were approved as printed in the Bulletin, No. 1, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS.

88-27-A.

APPELLANT—Socony Burner Corp., for Dr. H. E. Isaacs, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—129 East 73rd street, Manhattan.

APPEARANCES—

For Appellant: Albert W. Wilsdon.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to January 31, 1928, at 10 a. m., on request of appellant's representative.

89-27-A.

APPELLANT—Socony Burner Corp., for Anthony Andujar, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—560 West 173rd street, Manhattan.

APPEARANCES—

For Appellant: Albert W. Wilsdon.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to January 31, 1928, at 10 a. m., on request of appellant's representative.

90-27-A.

APPELLANT—Socony Burner Corp., for Frank C. Suarer, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—115 East 95th street, Manhattan.

APPEARANCES—

For Appellant: Albert W. Wilsdon.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to January 31, 1928, at 10 a. m., on request of appellant's representative.

91-27-A.

APPELLANT—Socony Burner Corp., for Gustave Schmidt, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—466 West 145th street, Manhattan.

APPEARANCES—

For Appellant: Albert W. Wilsdon.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to January 31, 1928, at 10 a. m., on request of appellant's representative.

92-27-A.

APPELLANT—William F. Doyle, for Hotel Willard, owner.

SUBJECT—Appeal from order of the superintendent of buildings.

PREMISES AFFECTED—251-257 West 75th street, Manhattan.

APPEARANCES—

For Appellant: William F. Doyle.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

5

0

0

849-27-A.

APPELLANT—Croker Nat'l Fire Prev. Eng. Co., for Wm. H. Nicholls Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—Northeast corner of 126th street and 91st avenue, Richmond Hill, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

5

0

0

THE RESOLUTION—

(849-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for William H. Nicholls Co., Inc., owner, filed, July 26, 1927, an appeal from an order of the fire commissioner, affecting premises northeast corner of 126th street and 91st avenue, Richmond Hill, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated April 27, 1927 (Order No. 18849-F), reads:

"1. Install a standpipe system with risers 4" in diameter tested to withstand a pressure of 300 pounds per square inch, extending from cellar to roof, with necessary check valves and 2½" regulation Fire Dept. outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½" standard hose attached thereto."

and

WHEREAS, the building is non-fireproof (steel mill construction), one story (36 ft. to top of roof truss) in height, 88 ft. by 160 ft. (approximately 14,000 sq. ft.) in area; OCCUPIED as a machine shop for the manufacture of foundry machinery, 30 persons; and

WHEREAS, appellant contends that the materials used in the building are incombustible; that the building is open on all sides and that there are city fire hydrants in the immediate vicinity; and

WHEREAS, the order is predicated on the basis of the area of the building being in excess of 10,000 sq. ft.; the building being but one clerestory in height, of steel frame construction with steel window frames and sash glazed.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall not be increased in height, area or dimension, and that such auxiliary fire extinguishing appliances, as shall be directed by the fire commissioner, shall be installed and distributed throughout the premises, and granted only as long as conditions as to occupancy and use remain substantially unchanged.

MINUTES

842-27-A.

APPELLANT—Gardiner Conroy, for Rugby Utica Corp., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—823 Utica avenue, Brooklyn.

APPEARANCES—

For Appellant: John H. McCooey, Jr.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(842-27-A)

WHEREAS, Gardiner Conroy, for Rugby Utica Corp., owner, filed, July 25, 1927, an appeal from a decision of the fire commissioner, affecting premises 823 Utica avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated July 19, 1927 (re Plan No. 1580-1925), reads:

"1. Provide a fire pump and section tank as per Rule No. 16, 25, 28 and 38 in compliance with Chapter 5, Article 25, Section 524 of Code of Ordinances."

and

WHEREAS, the building is fireproof, one story, balcony and roof garden (40 ft.) in height, 109 ft. 4 in. by 100 ft., irregular (approximately 9,500 sq. ft.) in area; the store portion occupying approximately 1,800 sq. ft.; OCCUPIED as five stores on part of the Utica avenue front and the remainder of the building as a motion picture theatre; the capacity of the theatre being 964 seats and the roof garden being 720 seats; and

WHEREAS, appellant contends that the stores are separated from the theatre by a court and fireproof walls; that the theatre portion of the building is equipped with a 4-inch standpipe system with a 3,500-gallon capacity tank located 22 ft. above the roof; that the city main, to which the standpipe is connected, is fed two ways and requests the omission of the fire pump and suction tank; and

WHEREAS, the order, as issued by the fire department, refers only to that portion of the premises occupied by the theatre, the latter being fireproof throughout; and

WHEREAS, the statement of the Department of Water Supply, Gas and Electricity, on file, indicates that there is a street pressure at curb level of 40 pounds on the city water main; and

WHEREAS, the theatre, including the open air theatre roof occupancy, is equipped with a standpipe system complying with the rules in all respects except as to installation of fire pump and suction tank.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension and shall be equipped with a standpipe system, complying with the rules in all respects, other than the installation of the fire pump and suction tank, said standpipe to be supplied from city main, which is fed two ways, and only as long as pressure on city main remains at not less than 40 pounds at the curb level.

460-27-A.

APPELLANT—W. C. McTarnahan, for Petroleum Heat & Power Co., of New York, owner.

SUBJECT—Application for reopening—extension of time in which to procure permits—re appeal from decision of fire commissioner.

PREMISES AFFECTED—490-518 Kingsland avenue, Brooklyn.

APPEARANCES—

For Appellant: G. H. Hallock.

ACTION OF BOARD—Appeal reopened and extension of time granted for 30 days to obtain permits.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(460-27-A)

WHEREAS, W. C. McTarnahan, for Petroleum Heat and Power Co., Inc., of New York, owner, filed, April 28, 1927, an appeal from a decision of the fire commissioner, affecting premises 490-518 Kingsland avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated April 21, 1927 (Alt. 938-27), reads:

"No. 3. Tanks must be buried 2' 0" below grade and encased in 12" of stone concrete.";

and

WHEREAS, the premises consist of a large, irregular, angular shape plot of ground, about 120,000 sq. ft. in area, bounded on the northeast side of Newtown Creek, with one-story existing buildings located remote from each other, three storage tanks of 2,000 barrels and 20,000 barrels capacities; OCCUPIED as a fuel oil storage plant; and

WHEREAS, the appellant proposes to install ten 20,000-gallon gasoline storage tanks above ground, each tank encased in concrete not less than 12 in. in thickness and located more than 100 ft. from any building; and

WHEREAS, the appellant claims that it is impracticable to bury the tanks due to the condition of the soil; and

WHEREAS, this appeal was granted by the board at its meeting, July 19, 1927, on certain conditions and appellant requests a modification of the time limit.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the proposed storage shall be limited to ten tanks, separated into two batteries of five tanks each; that all tanks are to be separately encased in stone concrete, the concrete to extend not less than 12 in. above the top of the tank; that the ends and sides shall be racked at an angle of not less than 60 degrees, the ends and sides to be carried not less than 2 ft. above the 12-in. concrete cover and this to be filled with not less than 2 ft. of clean, firm earth fill; that the entire premises are to be equipped with an approved liquid fire extinguishing medium, the controls and pumps for same to be enclosed in a fireproof structure located remote from the oil storage, and that all permits required shall be obtained within thirty days and any work involved thereby shall be completed within one year from the date of this action.

507-27-A.

APPELLANT—W. C. McTarnahan, for Petroleum Heat & Power Co., Inc., of New York, lessee.

SUBJECT—Application for reopening—extension of time in which to procure permits—re appeal from decision of fire commissioner.

PREMISES AFFECTED—416-432 East 47th street, Manhattan.

APPEARANCES—

For Appellant: G. H. Hallock.

ACTION OF BOARD—Appeal reopened and extension of time granted for 30 days to obtain permits.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

MINUTES

THE RESOLUTION—

(507-27-A)

WHEREAS, W. T. McTarnahan, for Ogden Goelet Estate, owner, filed, May 9, 1927, an appeal from a decision of the fire commissioner, affecting premises 416-432 East 47th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated May 3, 1927 (Alt. No. 939-27), reads:

"1. Proposed installation of (3) 30,000 gallon gasoline tanks is contrary to resolutions of Board of Standards and Appeals under Calendar numbers 615-26-A and 549-24-A.";

and
WHEREAS, the premises consist of a large plot of ground, 225 ft. by 100 ft. 5 in., with an existing pump house and twelve 30,000-gallon storage tanks; OCCUPIED as a fuel oil storage plant; and

WHEREAS, the appellant proposes to install three 30,000-gallon gasoline storage tanks, each tank to be 10 ft. 6 in. in diameter by 48 ft. in length; and

WHEREAS, the appellant contends that the tanks will be buried, entirely encased in 12 in. of concrete and located not less than 10 ft. from the property line or any other building; and

WHEREAS, it is proposed to bury the tanks below the grade of the property, which is above the sidewalk grade, located 38 ft. southerly from the building line; and

WHEREAS, this appeal was granted by the board at its meeting, July 19, 1927, on certain conditions, and appellant requests a modification of the time limit imposed.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the storage shall be limited to three tanks, the individual capacity not to exceed 30,000 gallons to each tank, and shall be solidly encased in stone concrete not less than 12 in. in thickness, subdivided walls between tanks shall be not less than 12 in. and shall be located not less than 38 ft. from the building line and not less than 25 ft. from the adjoining property line, the spaces within these dimensions to be maintained open and unoccupied; that the outside concrete walls shall be carried not less than 3 ft. above the top of the tanks and shall be filled with earth fill, and that all permits required shall be obtained within thirty days and any work involved thereby shall be completed within one year from the date of this action.

BUILDING ZONE CASES.

777-27-BZ.

APPLICANT—John J. Dunnigan, for Miriam Gluck, owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building (stores).

PREMISES AFFECTED—Southeast corner of Villa avenue and East 204th street, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Laid over to January 24, 1928, at 10 a. m., no one appearing for applicant.

555-27-BZ.

APPLICANT—Robert W. Maloney, for Mary V. Dempsey, owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Arnou avenue and Boston road, The Bronx.

APPEARANCES—

For Applicant: Edward W. Maloney.

For Opposition: Gerard L. Carroll, Joseph F. Tingo, Catherine Schaefer, Anna Stroellena.

ACTION OF BOARD—Laid over to January 31, 1928, at 10 a. m., on request of applicant's representative.

896-27-BZ.

APPLICANT—Edward P. Doyle, for Charles Sengen, owner.

SUBJECT—Application (re decision of superintendent of buildings), under sections 7a, 7b and 21 of the building zone resolution, to permit in a business district the extension in area and height of an existing building occupied as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—13-15 Sumpter street, Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Louis Knoller, Leovina Walters, Albert A. Linder.

ACTION OF BOARD—Laid over to January 31, 1928, at 10 a. m., on written request of applicant.

897-27-BZ.

APPLICANT—Harry Cook, for Keva Skodnick, owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building (stores).

PREMISES AFFECTED—Southwest corner of Hollis avenue and 191st street, Hollis, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Laid over to February 7, 1928, at 10 a. m., on written request of applicant.

1305-25-BZ.

APPLICANT—Harry Landy, for Love Lane Garage Corp., owner.

SUBJECT—Application for reopening—modification of resolution—re application (decision of superintendent of buildings), under sections 7-e and 21 of the building zone resolution, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—46-50 Love Lane, northwest corner of College place, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to reopen. Application reopened and set for calendar call February 7, 1928, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

282-27-BZ.

APPLICANT—Philip J. Sinnott, substituted for William F. Doyle, for Wezco Realty Corp., owner.

SUBJECT—Application for reopening—restoration to calendar, having been previously withdrawn—re application (decision of fire commissioner), under section 21 of the building zone resolution, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles, and the installation of a gasoline service station.

PREMISES AFFECTED—200-208 East 111th street and 2013-2023 Third avenue, Manhattan.

MINUTES

APPEARANCES—

For Applicant: Philip J. Sinnott.
For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call February 7, 1928, at 2 p. m.

THE VOTE TO REOPEN AND RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

834-27-BZ.

APPLICANT—McCooley & Conroy, substituted for Joseph E. Deinhardt, for Catherine G. Connolly, owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit partly in business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—172-188 Grove street and 169-191 Linden street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.
For Opposition: Francis X. Giaccone, Henry Muller, David Tobias.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(834-27-BZ)

WHEREAS, Joseph E. Deinhardt, for Catherine G. Connolly, owner, filed, July 21, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 172-188 Grove street and 169-191 Linden street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 17, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Grove street is in a residence district, Linden street is in a business district and Central avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 16, 1927 (re App. No. 9093-1927), reads:

"Proposition contrary to the Zone Resolution. Art. II, Sec. 3 and Sec. 4a, Subdiv. 15.

"The erection of a garage for more than five motor vehicles partly in a residence district and partly in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 220 ft. on Grove street and 325 ft. on Linden street and a depth of 100 ft. and also 200 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal, which was brought under section 21, hardship, of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

869-27-BZ.

APPLICANT—William F. Doyle, substituted for William Shary, for Hartney Realty Co., Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings), under sections 7e and 21 of the building zone resolution, to permit in a business use and "B" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, and also the omission of the rear yard required by the zone resolution.

PREMISES AFFECTED—1082-1090 Ogden avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle, Sidney R. Diamond.

For Opposition: William H. Austin, George Berkowitz, Tomaso Dippalotto, William Deuchar, Louis Infuso.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Holland.....	1
Negative: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief Kenlon	4
Absent	0

THE RESOLUTION—

(869-27-BZ)

WHEREAS, William Shary, for Hartney Realty Co., owner, filed, July 29, 1927, an application, under the building zone resolution, to permit in a business use and "B" area district the erection and maintenance of a garage for the storage of more than five motor vehicles and also the omission of the rear yard required under the zone resolution; premises 1082-1090 Ogden avenue, east side, 75 ft. south of 166th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 17, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that Ogden avenue is in a business use district, Summit avenue is in a residence use district and West 166th street is in a business use district and the entire location is in a "B" area district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 13, 1927 (N. B. 1576-27), reads:

"1. Erection of public garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.

"2. Rear yard must be provided on second story to comply with provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 7e and 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

903-27-BZ.

APPLICANT—Edwin C. Georgi, for Licht Realty Co., Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—26-34 Sherman avenue, Manhattan.

MINUTES

APPEARANCES—

For Applicant: Sol. Strauss, Edwin C. Georgi.
For Opposition: Philips D. Shapiro, Sam Vignotsky, W. F. Timme, John J. Storms, Jr.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(903-27-BZ)

WHEREAS, Edwin C. Georgi, for Licht Realty Co., Inc., owner, filed, August 9, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 26-34 Sherman avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 17, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that Sherman avenue and Broadway are in a business use and "B" area district and Dongan place is in a residence use and "B" area district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 29, 1927 (N. B. App. No. 346-1927), reads:

"2. A garage for more than 5 cars is prohibited in a business district by Section 4 of the Building Zone Resolution.

"3. Provide lawful rear yard as required by Section 17 of the Building Zone Resolution."

and
WHEREAS, the proposed building is to be of non-fireproof construction, two stories and basement in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

844-27-BZ.

APPLICANT—Charles Kreymborg & Son, for Emil Mosbacher, owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 7b of the building zone resolution, to permit the extension from a business district into a residence district of a proposed business building (stores).

PREMISES AFFECTED—3120-3130 Decatur avenue and 361-363 East 204th street, The Bronx.

APPEARANCES—

For Applicant: Charles Jones, Albert S. Dyck-sall, Harry T. F. Johnson.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and
Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(844-27-BZ)

WHEREAS, Charles Kreymborg and Son, for Emil Mosbacher, owner, filed, July 25, 1927, an application, under

the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed business building (stores); premises 3120-3130 Decatur avenue and 361-363 East 204th street, northeast corner, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 17, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 204th street is in a business district and Decatur avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 23, 1927 (N. B. 1373-27), reads:

"1. Erection of proposed business building partly in business district and partly in residence district is contrary to provisions of Building Zone Resolution."

and
WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 52 ft. 3¾ in. on East 204th street and 105 ft. 10¾ in. on Decatur avenue; to be occupied as a business building (stores); and

WHEREAS, the board deemed that applicant substantiated his basis of appeal brought under section 7, subdivision b, of the building zone resolution, inasmuch as the greater portion of the plot lies within the business use district, only 6 ft. of the premises being within the residence use district.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, for that portion of the premises lying within the residence use district, only so far as it affects the first story, street grade, on condition that the remainder of the premises within the residence use district shall be limited to conforming dwelling occupancy; that the business use within the residence use area shall be limited and restricted to the conduct of an executive office or business; that there shall be no merchandise of any nature or description sold on that portion of the premises within the residence use area; that there shall be no sign erected or any advertising displayed within the residence use area of the plot; that the northerly gable wall shall be finished with light-colored brick or painted a light color; that all permits required shall be obtained within ninety days and all work completed within six months from the date of this action.

941-27-BZ.

APPLICANT—William F. Doyle, for Builders Garage Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 7c of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1104-1112 Pacific street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and
Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(941-27-BZ)

WHEREAS, William F. Doyle, for Builders Garage Corp.,

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owner, filed, August 20, 1927, an application, under the building zone resolution, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1104-1112 Pacific street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 17, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Pacific street and Dean street are in residence and unrestricted districts and that Franklin avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 18, 1927 (re App. No. 14489-1927), reads:

"1. Pacific St., within 100 ft. of Franklin Ave. is zoned business and no garage for over 5 cars is permitted on that portion of the plot. Art. II, Sec. 4 (a 15), Zone Resolution.

"Above application is therefore denied.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 95 ft. and a depth of 100 ft. and 110 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under sections 7b and 7c of the building zone resolution and was entitled to relief under section 21.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed a height of two stories above grade; that the building shall be constructed fireproof throughout; that no vehicular opening shall be installed within the business use area of the plot; that the grade of any ramp installed shall start not less than 10 ft. inside the building line and shall be located at the westerly end of the premises; that the easterly end, first story front, within the business use area, shall be developed and maintained as an office use and occupancy in conjunction with the business conducted on the premises; that any gasoline storage equipment installed shall be located and confined to the unrestricted area of this property; that there shall be no advertising roof signs erected or maintained; that any advertising on the front of the building shall be restricted to an electric projecting sign and a flat wall sign; that the easterly gable wall shall be finished in light-colored brick or painted a light color, and that all permits shall be obtained within nine months and any work involved shall be completed within one year from the date of this action.

1267-27-BZ.

APPLICANT—David Porter, for Forest Hills Masonic Guild, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings), under sections 7b and 21 of the building zone resolution, to permit in a residence district extending from a business district the alteration and extension in height of a fraternity lodge building.

PREMISES AFFECTED—Northeast corner of Queens boulevard and 71st avenue, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: H. C. Wayland, Thomas J. Mitchell.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1267-27-BZ)

WHEREAS, David Porter, for Forest Hills Masonic Guild, Inc., owner, filed, December 2, 1927, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the alteration and extension in height of a fraternity lodge building with stores and offices on the first story; premises northeast corner of Queens boulevard and 71st avenue, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 17, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Queens boulevard is in a business district, Gown street (71st avenue) is in a residence district and Fife street (71st road) is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 15, 1927 (re Alt. 3692-1927), reads:

"10. The extension of a building extending partly (4 ft. 0 in.) into a residence district is prohibited by the Zone Law.";

and

WHEREAS, the existing building is of fireproof construction, a basement story in height, with a frontage of 54 ft. 6 in. and a depth of 109 ft. 10 in. and 96 ft. 8 in., irregular; occupied as a fraternity lodge building; it is proposed to erect two stories on the present foundation and basement story which was constructed in 1920 and occupied as a lodge room; the new first story is to be used for stores and office purposes; the second story is for lodge room; the building is located mainly within a business district with a small triangular portion at the northeast corner extending about 4 ft. into a residence district; and

WHEREAS, the variation requested embraces a triangular gore approximately 4 ft. 6 in. by 4 ft. 6 in. at the rear of the 71st avenue front; and

WHEREAS, the board deemed that applicant is properly before the board under section 7b and is entitled to relief under section 21.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only as to the first story, *on condition* that the facade of the building on both street fronts shall be constructed strictly in accordance with designs of records filed in this appeal; that there shall be no advertising of any nature or description displayed on that portion of the plot within the residence use area, and that the requirements of the zoning resolution shall be complied with in all other respects, and that all permits required shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

1037-27-BZ.

APPLICANT—Daniel Campbell, Jr., for Francis J. Hurley, owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in an "F" area and residence district the erection and maintenance of a building less than fifteen (15) feet from the street line, and also to provide a side yard having its width less than required by the zone resolution.

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PREMISES AFFECTED—148-49 Kalmia street and 46-46 156th street, Flushing, Borough of Queens.
APPEARANCES—

For Applicant: Daniel Campbell, Jr., Francis J. Hurley.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1037-27-BZ)

WHEREAS, Daniel Campbell, Jr., for Francis J. Hurley, owner, filed, September 22, 1927, an application, under the building zone resolution, to permit in an "F" area and residence district the erection and maintenance of a building less than 15 ft. from the street line, and also to provide a side yard having its width less than required by the zone resolution; premises 148-49 Kalmia street and 46-46 156th street, Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 17, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that Kalmia street, 156th street (16th street) and also Jasmine street are in residence use and "F" area districts; and

WHEREAS, the decision of the superintendent of buildings, rendered September 2, 1927 (re N. B. 9776-1927), reads:

"Amendment disapproved as it is contrary to the Zone Law being in a residence "F" district.";
and

WHEREAS, the proposed building is to be of frame construction, two and one-half stories in height, with a frontage of 24 ft. and a depth of 58 ft.; to be occupied as a one-family dwelling within an "F" area and residence district; it is proposed to erect a two and one-half story frame dwelling on a corner lot having the easterly side yard 2 ft. in width instead of 5 ft. in width, and the building placed 10 ft. from the street line on Kalmia street and 12 ft. from the street line on 156th (16th) street instead of 15 ft. from the street lines as required by the zone resolution; and

WHEREAS, this property was in the same and single ownership prior to change in area district amended in 1926; and

WHEREAS, all of the adjoining houses on the same street to the north are constructed according to the "D" area requirements; and

WHEREAS, the abutting plot to the east on 16th street is in the same ownership; and

WHEREAS, the board deemed that strict compliance of the zoning resolution in this instance would be an unnecessary hardship.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the area district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the area of the building shall be restricted to the dimensions of the structure as indicated on the plans filed in this appeal, the main building not to exceed an area of 24 ft. by 58 ft., set back from building and plot lines as indicated on plot diagram, and limited to a one-family private dwelling occupancy, and that all permits shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

Adjourned 3.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING,

TUESDAY AFTERNOON, JANUARY, 17, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon, with Deputy Chief Martin substituting.

PETITIONS FOR VARIATIONS.

733-26-S.

PETITIONER—Bernard J. Kelly, for 25th Street Realty Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—138-144 West 25th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to February 14, 1928, at 2 p. m., on written request of petitioner.

752-27-S.

PETITIONER—William H. Fuhrer, for Cushman's Sons, Inc., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—2861-2865 Broadway, Manhattan.

APPEARANCES—

For Petitioner: William H. Fahrer.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 31, 1928, at 2 p. m., on request of petitioner.

798-27-S.

PETITIONER—Thomas B. Leahy, for 37 West 57th Street Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—37-39 West 57th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to February 14, 1928, at 2 p. m., on written request.

641-27-S.

PETITIONER—Edward P. Doyle, for Estate of J. McCutcheon, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—607-609 Fifth avenue, Manhattan.

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APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 31, 1928, at 2 p. m., subject to filing of certificate of occupancy by petitioner.

720-27-S.

PETITIONER—680 Sixth Avenue Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—680-688 Sixth avenue and 59-65 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: Harold Schwartzburg.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 24, 1928, at 2 p. m., on request of petitioner's representative.

800-27-S.

PETITIONER—Julius Eckman, for J. Waldron Gillespie, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—120-122 East 59th street, Manhattan.

APPEARANCES—

For Administration: Inspector Maher of fire department.

For Petitioner: None.

ACTION OF BOARD—Laid over to January 31, 1928, at 2 p. m.

838-27-S.

PETITIONER—David M. Jones, for S. I. Weinberg, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—163 East 54th street, Manhattan.

APPEARANCES—

For Petitioner: J. Burmeister.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 31, 1928, at 2 p. m., on request of petitioner's representative.

1353-21-S.

PETITIONER—Samuel Rosenblum, for Sundel Hyman, owner.

SUBJECT—Application for reopening—modification of resolution—re variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—138-142 Prince street, Manhattan.

APPEARANCES—

For Petitioner: J. Burmeister.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 24, 1928, at 2 p. m., subject to inspection and report by fire department representative.

738-27-S.

PETITIONER—Hugh A. McGorry, Jr., for David Horowitz, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—729 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Negative 5

Absent 0

THE RESOLUTION—

WHEREAS, the petitioner has failed to complete his papers, though duly notified to do so.

Resolved, that the foregoing petition be and it hereby is dismissed for lack of prosecution.

886-27-S.

PETITIONER—Henry I. Oser, for 320 West 37th Street, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—320-324 West 37th street, Manhattan.

APPEARANCES—

For Petitioner: J. Lewis.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(886-27-S)

WHEREAS, Henry I. Oser, for 320 West 37th Street, Inc., owner, filed, August 4, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 320-324 West 37th street, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated August 1, 1927 (N. B. App. No. 95-1927), reads:

"1. All windows must be fireproof as required by section 264 of Labor Law and Rule 503 of the Industrial Code.";

and

WHEREAS, the building is fireproof, 15 stories in height, 75 ft. by 98 ft. 9 in. in area at first story and 75 ft. by 88 ft. 10 in. in area above; OCCUPIED: 1st story, stores and manufacturing, 90 persons; upper stories, offices, show rooms and tenant factories, 125 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings in the street walls of the building on the first, second and third stories, glazed with plate glass, the maximum area of the glass on the first story being 150 in. by 108 in., and on the second and third stories being 71 in. by 80 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the three lower stories.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the lower three stories, street front, on condition that these openings shall be equipped with approved metal frames and sash, glazed with $\frac{1}{4}$ in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

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852-27-S.

PETITIONER—Cross & Brown Company, for Jessie C. Owen, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—40-42 East 22nd street, Manhattan.

APPEARANCES—

For Petitioner: Eugene P. Higgins.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(852-27-S)

WHEREAS, Cross and Brown Co., for Jessie C. Owen, owner, filed, July 26, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 40-42 East 22nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 9, 1927 (Order No. 22506-LD), reads:

"1. Provide a fireproof passageway, independent of any other exit, leading from the termination of the exterior screened stairway to the street as per Sec. 268 of the Labor Law."

and

WHEREAS, the building is fireproof, 12 stories in height, 46 ft. 9 in. by 91 ft. 3 in. in area; OCCUPIED as a tenant factory, not more than 30 persons on each story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, the north stairway extending from first story to top story, the south stairway extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; an exterior screened stairway on the rear of the building, having fireproof openings along the course thereof, extending from the first story mezzanine floor to the roof, with EGRESS from the termination of the exterior stairway by means of fireproof passageway to the interior stairway, thence through entrance hall to street; ROOFS of adjoining buildings: seven stories lower at west; and

WHEREAS, the petitioner claims that the building in question was erected in 1909 under plans approved by the superintendent of buildings; that the occupancy has been the same up to the present time; furthermore, the petitioner contends that the order to do other work on the building is an undue hardship to the owner; and

WHEREAS, this building was erected under authority of permit issued by the bureau of buildings in 1909 and has been occupied continuously since as a factory and office building; and

WHEREAS, there are two interior stairways and one exterior screened stairway.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects egress from the termination of the exterior screened stairs through fireproof passageway, first story, to the public hall at the front of the building, on condition that the occupancy shall be limited to the legal capacity of the southerly interior stairs at the center of the building with allowance for the sprinkler system, and that this variation is granted so long as conditions as to occupancy and use otherwise remain unchanged.

147-26-S.

PETITIONER—Charles H. May, for Jacob May Realty Co., owner.

SUBJECT—Application for reopening—modification of resolution—re variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—323 Kosciusko st., Brooklyn.

APPEARANCES—

For Petitioner: Charles H. May.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(147-26-S)

WHEREAS, Charles H. May, for Jacob May Realty Co., owner, filed, February 19, 1926, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 323 Kosciusko street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated September 12, 1924 (Order No. 64630-LD), reads:

"1. Provide an interior stairway at the north side of building to serve as a required means of exit, extending from 1st story to the roof, with a safe passageway to the street, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. SEE NOTE.

"2. Arrange the fire escape on the south side of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. SEE NOTE.

"NOTE: Among the defects noted are the following: Windows on course not fireproof, self-closing. Doors on course not fireproof, self-closing. Rusted, required two coats of paint."

and

WHEREAS, the building is non-fireproof, three stories (30 ft.) in height, 25 ft. by 100 ft. in area; OCCUPIED: 1st story, box manufacture, 12 persons; 2nd story, electro plater, 5 persons; 3rd story, glass beveler, shoe manufacture, 7 persons; EQUIPPED with a fire alarm signal system; EXITS: a substandard fire escape on the front of the building; and

WHEREAS, the fire commissioner has requested an early hearing of this petition; and

WHEREAS, the petitioner proposes to use the existing openings in the rear wall leading to 850 DeKalb avenue in lieu of complying with Order No. 64630-LD; and

WHEREAS, this petition was granted by the board at its meeting, March 16, 1926, on certain conditions, and petitioner requested a modification of these conditions.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to item 1, on condition that a horizontal exit between the DeKalb avenue and Kosciusko street sections shall be provided on each floor; that the opening shall be equipped with self-closing, fireproof door; that an outside fire escape shall be provided on the westerly gable wall of the Kosciusko street section of the premises terminating on iron platform and runway supported by brackets over the roof of the first story extension with platform at the front of this one-story building on Kosciusko street; a counterbalanced stairs shall

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be provided from a balcony at roof level of the first story extension to street; the floor of the balcony over roof extension shall be of solid iron construction, and *granted*, as to item 2, only so far as it affects the windows on the course of the fire escape, *on condition* that this section of the building shall be not increased above the third story structure, and that an exterior iron stairs with solid risers, treads and platforms shall be maintained structurally safe and painted, and granted only so long as the use remain substantially unchanged and that the occupancy shall be limited to twelve persons above the first story.

APPLIANCES SUBMITTED FOR APPROVAL.

814-27-SA.

PETITIONER—Elkhart Brass Mfg. Co.

SUBJECT—Elkhart Flush Type Siamese, approval of.

APPEARANCES—

For Petitioner: A. E. Hansen.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on reserve calendar pending test and report of fire department.

428-27-SA.

PETITIONER—Goulds Pumps, Inc.

SUBJECT—Goulds Rotary Oil Pump No. 1676, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon

Negative

Absent

Adjourned 4.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

RULES

EXIT RULES—REVOLVING DOORS

Adopted, under Cal. No. 842-17-S, Sept. 6, 1917; amended, under Cal. No. 41-19-S, Feb. 11, 1919; under Cal. No. 412-20-S, July 8, 1920, and under Cal. No. 41-19-S, Jan. 8, 1924.

Rule 1. Classification of Revolving Doors. For the purpose of these rules revolving doors shall be classified as follows:

(a) **Type A.** "Automatic Collapsible" in which the individual wings are maintained in the normal revolving position, but which doors are so designed and constructed that in the event of excessive pressure being exerted on the wings, the braces or other devices which hold the wings in their normal position shall be disconnected, thereby permitting easy egress through the vestibule at least equivalent to that provided by a pair of swinging doors having the same width as the vestibule opening.

No revolving doors shall be included in this classification if the pressure necessary to collapse any wing exceeds one hundred and fifty (150) pounds when exerted at a point three (3) inches from the outer edge of the wing, and three (3) feet six (6) inches above the floor, but shall be classified under type B.

(b) **Type B.** "Rigid Brace" in which the individual wings are maintained in the normal revolving position by rigid braces or similar devices, but which doors are so designed and constructed that the braces or other devices which hold the wings in their normal position may be manually released by simple mechanical means, thereby permitting the individual wings to be manually collapsed and so arranged as to permit free egress through the vestibule.

Rule 2. Revolving Doors. Prohibitions. Revolving doors shall be prohibited in exit doorways from assembly halls, asylums, auditoriums, churches, dance halls, hospitals, motion picture theatres, schools, theatres, or from any room or space within a building where more than three hundred (300) persons congregate for purposes of amusement, instruction or worship; except that the main entrance doorway to a hospital or sanitarium may be equipped with either type A or B revolving doors when supplemented by swinging doors not less than three (3) feet eight (8) inches wide at this or other paths of egress.

Rule 3. Revolving Doors—Department Stores. Type A revolving doors hereafter installed shall be accepted in exit doorways from department stores provided doorways aggregating at least fifty (50) per cent of the legal re-

quired width, equipped with swinging doors, are installed and one or more such outwardly swinging doors are located immediately adjacent to each revolving door. Such swinging doors need not be equipped with handles on the outside, and shall have a minimum clear width of three (3) feet.

Rule 4. Existing Revolving Doors. Except where otherwise prohibited existing Type A revolving doors may be retained as required means of exit in doorways from buildings.

Except where otherwise prohibited existing Type revolving doors may also be retained as required means of exit in buildings, when, in the opinion of the administrative official having jurisdiction, no dangerous exit condition exists. If, however, such dangerous exit condition is deemed by him to exist, they shall be either replaced by Type A revolving doors, or supplemented by at least one swinging door not less than three (3) feet wide located adjacent to the revolving door, as the administrative official may direct.

Rule 5. New Revolving Doors. In buildings other than assembly halls, asylums, auditoriums, churches, dance halls, department stores, hospitals, motion picture theatres, schools and theatres, coming under the exit provisions of the building code, doorways serving as required exits may hereafter be equipped with Type A revolving doors or with Type B revolving doors, provided such revolving doors not exceeding three in a unit, shall have an outward swinging door at least three (3) feet wide located immediately adjacent thereto.

Rule 6. Revolving Doors—Subway Entrances. Required exit doorways from buildings which serve in addition as a means of subway entrance and exit may be equipped with type A revolving doors, provided doorways of the legal required width equipped with swinging doors are also installed and one or more such outward swinging doors are located adjacent to each revolving door.

Rule 7. Saving Clause. But nothing in these rules shall prevent the installation on the exit doors from bank, trust company, jewelry store, or any store devoted to a single similar use, of a locking device which may be operated by electricity or other means from the interior of the building, to be used only in emergency.

RULES

SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,
August 13, 1918.

RULE 1. PERMIT.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the fire commissioner.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;

Boiler making;

Brick, terra cotta or artificial stone works;

Forge shops;

Foundries;

Iron, steel, brass or copper works;

Machine shops;

Smelting;

Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

RULES

REPORTING STRUCTURAL ALTERATIONS, ADOPTED FEBRUARY 8, 1917, UNDER CAL. 352-16-S.

Resolved, That for the purpose of establishing uniform practice with regards to the reporting of structural alterations made under the requirements of the labor law, the following rule be and it is hereby adopted:

When plans have been filed with the proper superintendent of buildings and structural alterations have been made to comply with the requirements of the labor law relating to exits and fire protection, or with an order of the State

Labor Department relating to exits issued prior to October 1, 1916, or with an order of the fire commissioner issued subsequent to October 1, 1916, a report shall be made by the superintendent of buildings to the fire commissioner stating whether the work done complies with the order of the State Labor Department, with the order of the fire commissioner, or with the provisions of the State Labor Law, as the case may be.

CONCRETE RULES

USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

APPLIANCES

FUEL OIL PUMPS

Approved by the Board of Standards and Appeals

<i>Name of Pump</i>	<i>Calendar No.</i>	<i>Name of Pump</i>	<i>Calendar No.</i>
American Marsh Duplex.....	638-25-SA	Marsh Fuel Oil Pump.....	1050-23-SA
American Marsh Simplex.....	639-25-SA	McGowan Horizontal Duplex Fuel Oil Pump..	936-23-SA
Ballard Duplex Electric Driven Pump Set....	1413-22-SA	M. D. Rotary.....	52-27-SA
Beach Russ Co. Rotary.....	1134-22-SA	Milwaukee Piston Rotating Port Pump.....	763-25-SA
Blackmer Rotary.....	935-24-SA	Monroe Oil Pump.....	658-26-SA
Blake & Knowles Horizontal Simplex Piston Pattern Pump.....	372-21-SA	Northern Rotary.....	1396-24-SA
Century Rotary.....	908-21-SA	Quimby Screw Pump.....	1193-21-SA
Cook Electric Oil Pump.....	603-25-SA	Ray Rotary.....	588-25-SA
Davidson	590-21-SA	Rotary Pressure Pump.....	1060-25-SA
Dean Bros. Durable Duple.....	840-22-SA	Rotary Vacuum Pump.....	513-25-SA
Exeter Rotary.....	507-22-SA	Tate-Jones	492-21-SA
Gould Hand Rotary.....	1133-25-SA	Teesdale Automatic Booster Fuel Oil Pump..	1279-25-SA
Gould Triplex Plunger.....	257-22-SA	Viking	438-21-SA
Kinney Rotating Plunger Pump.....	503-24-SA	Warren Oil Pump.....	1169-23-SA
Leiman Rotary.....	95-24-SA	Worthington Duplex Double-Acting Steam Pump	184-22-SA
		Worthington Show Model Duplex.....	194-24-SA

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

<i>Name of Burner</i>	<i>Calendar No.</i>	<i>Name of Burner</i>	<i>Calendar No.</i>
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*May Oil Burner.....	68-24-SA
*Arcoil Heat Machine.....	632-26-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Fan Tail Type Steam Atomizing Burner	939-25-SA
Ballard Automatic Oil Burner.....	1363-23-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	*Moussette Oil Burner.....	887-25-SA
Ballard Staples & Pfeiffer Steam Atomizing High Pressure Burner.....	1414-22-SA	*National Rotary Oil Burner.....	836-25-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*Nokol Automatic Heater.....	1078-24-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	*Orr Fuel Oil Burner.....	113-26-SA
Best Calorex Burner.....	1464-21-SA	*Paramount Oil Burner.....	1193-25-SA
Burnwell Mechanical Burner.....	957-22-SA	*Pasc�� Oil Burner and Pump Set.....	1029-26-SA
*Caloroil Burner—Type AA.....	1361-24-SA	Peabody-Fisher Wide Range Mechanical Oil Burner	644-21-SA
Coen Mechanical Oil Burner.....	942-21-SA	*Petro Domestic Burner.....	161-26-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	Petro Mechanical Burner and Air Register..	735-24-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Powerlight Oilheat Burner.....	628-23-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Rayfield Oil Burner.....	504-26-SA
*Doherty Oil Burner.....	943-26-SA	Ray Rotary Fuel Oil.....	504-23-SA
*Electrol Automatic Oil Burner.....	259-25-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enco Burner.....	1414-23-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulse Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gill Oil Burner.....	1231-23-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Gulf Oil Burner.....	382-26-SA	Steam Oil Burner.....	183-22-SA
Hammel Oil Burner.....	1278-21-SA	*Summerheat Oil Burner.....	581-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	Surface Combustion Low Pressure Burner..	92-23-SA
*Hart Automatic Oil Burner.....	1162-24-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Homer Domestic Oil Burner.....	1211-25-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*International Oil Burner.....	1305-24-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
Joyce Oil Burner.....	852-26-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lientz Oil Burner.....	155-20-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
		*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
		*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
 1030-27-A—13-16 Central Park West, Manhattan.
 1031-27-A—20-28 West 72nd street, Manhattan.
 1032-27-A—242-248 West 76th street, Manhattan.
Appliances Submitted for Approval.
 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
 1372-21-SA—Ford Fire Line Reducing Valve, approval of.
 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
 610-22-SA—Crocker Gas Valve, approval of.
 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
 1173-22-SA—Anti-Syphon Valve, approval of.
 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
 1249-22-SA—Clen Oil Burner, approval of.
 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
 1526-22-SA—Deaney Fuel Oil Burner, approval of.
 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
 124-23-SA—Master Gas Shut-Off Valve, approval of.
 125-23-SA—Packless Gas Shut-Off Valve, approval of.
 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
 297-23-SA—"Automatic" Deluge Valve, approval of.
 443-23-SA—Automatic Gas Shut-Off, approval of.
 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
 959-23-SA—Hydro Carbon Oil Burner, approval of.
 1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.
 1176-23-SA—Ziegler Oil Burner, approval of.
 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
 1346-23-SA—Heatiator Oil Burner, approval of.
 1429-23-SA—Kerrihard Oil Burner, approval of.
 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
 1016-24-SA—Milnes Oil Burner, approval of.
 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
 1146-24-SA—Salvo Fire Extinguisher, approval of.
 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
 1500-24-SA—Smolensky Check Valve, approval of.
 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
 683-25-SA—Billow Fuel Oil Burner, approval of.
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
 1106-25-SA—Modern Oil Burner, approval of.

- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
 1264-25-SA—Koerting Gear Pump, approval of.
 1346-25-SA—Palmer Gravity Lock, approval of.
 55-26-SA—Ferreira Oil Burner, approval of.
 111-26-SA—Gem Fuel Oil Burner, approval of.
 167-26-SA—Johnson Automatic Oil Burner, approval of.
 353-26-SA—Signal Weatherproof Bells, approval of.
 364-26-SA—Kork-n-Seal, approval of.
 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
 418-26-SA—Film Inspection Machine (approved type), approval of.
 484-26-SA—Protectoseal Cover, approval of.
 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
 751-26-SA—Jones Oil Burner, approval of.
 755-26-SA—Sundstrand Automatic Oil Burner, approval of.
 764-26-SA—Berggren Oil Burner, approval of.
 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
 792-26-SA—North American Low Pressure Oil Burner, approval of.
 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
 929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
 950-26-SA—Ideal Fuel Oil Burner, approval of.
 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
 88-27-SA—Hauck Venturi Low Pressure Oil Burner, approval of.
 110-27-SA—Wilbur Extinguisher, approval of.
 115-27-SA—Even-Heat Oil Burner, approval of.
 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
 328-27-SA—Holby Oil Burner, approval of.
 402-27-SA—Faraday Model "F," 110 Volt A.C. Fire Alarm, approval of.
 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
 481-27-SA—Eisler Automatic Oil Burner, approval of.
 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
 537-27-SA—Leader Gas Shut-Off Valve, approval of.
 618-27-SA—Stuhler Oil Burner, approval of.
 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
 651-27-SA—The S. & G. Panic Lock, approval of.
 673-27-SA—Morrissey Oil Burner, approval of.
 698-27-SA—Everite Oil Burner, approval of.
 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
 814-27-SA—Elkhart Flush Type Siamese, approval of.
 899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
 900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
 957-27-SA—Goodspeed Automatic Oil Burner, approval of.
 1062-27-SA—Watkins Closed Circuit Sprinkler Alarm, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

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Requests to amend.....	3
Requests for modification.....	1
Requests to rescind.....	0
Requests for extension of time.....	2
Requests for extension of permit.....	0
Requests for mechanical installations.....	0
Requests for approval of plans.....	0
Administrative requests.....	0
Requests for interpretation.....	0
Total	731
Disposed of.....	77
Cases pending January 18, 1928.....	654

DISPOSITION OF CASES.

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Appliances dismissed, disapproved or withdrawn.....	1
Rules approved.....	0
Rules disapproved or rescinded.....	0

MISCELLANEOUS APPLICATIONS.

MISCELLANEOUS ACTIONS.

Requests to reopen.....	9
Requests to amend.....	3
Requests for modification.....	1
Requests to rescind.....	0
Requests for extension of time.....	2
Requests for extension of permit.....	0
Requests for mechanical installations.....	0
Requests for approval of plans.....	0
Administrative requests.....	0
Requests for interpretation.....	0
Total	731
Disposed of.....	77
Cases pending January 18, 1928.....	654

Requests to reopen granted.....	9
Requests to reopen denied.....	0
Requests to amend granted.....	3
Requests to amend denied.....	0
Requests for modification granted.....	1
Requests for modification denied.....	0
Requests to rescind granted.....	0
Requests to rescind denied.....	0
Requests for extension of time granted.....	2
Requests for extension of time denied.....	0
Requests for extension of permit granted.....	0
Requests for extension of permit denied.....	0
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	0
Plans disapproved.....	0
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	0
Requests withdrawn or dismissed.....	0
Total	77

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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BOARD OF STANDARDS AND APPEALS
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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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JAMES P. HOLLAND
JOHN GUILFOYLE
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OFFICE—Municipal Building, Rooms 1001 to 1015.
TELEPHONE—WORTH 0184.
OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.
All communications should be addressed to the chairman of the board.

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This issue of the Bulletin contains, in the order given—
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Call of Clerk's Calendar.
The Trial Calendar.
Notices in Building Zone Cases.
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Minutes of Regular Meeting, January 24, 1928, at 2 p. m.
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Factory Exit Rules.
Reserve Calendar.
Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.
Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, January 31, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.
The next subsequent Call of the Calendar will be on Tuesday, February 7, 1928, at 2 o'clock.
The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.
Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.
Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.
At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.
Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.
Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman,

CALENDAR

DOCKET.

New Cases Filed Week Ending January 25, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
65-28-SA.....	F.D.....	Alexander Oil Burner, Appliance
64-28-A.....	F.D.....	114-116 E. 28th st., Man., F-31008
63-28-SA.....	F.D.....	Toridheat Oil Burner, Appliance
62-28-A.....	F.D.....	East side of Eastchester Creek, intersection of Northern boundary line of City of New York, Bx., Alt. 4269-27
61-28-S.....	F.D.....	353 E. 78th st., Man., L. D. 12672
60-28-SA.....	F.D.....	Tuthill Model "B" Fuel Oil Pump, Appliance
59-28-A.....	F.D.....	175 Christopher st., Man., L. C. 40556
58-28-A.....	F.D.....	68 150th st., Whitestone, Q., Alt. 162-28
57-28-A.....	F.D.....	63-65 Wall st., Man., F-21403
56-28-SA.....	F.D.....	Security Automatic Oil Burner, Appliance
55-28-A.....	F.D.....	North side of North Jane st., from Radde to Prospect st., L. I. C., Q., L. C. 11241
54-28-A.....	F.D.....	14-40 Orchard st., L. I. C., Q., F-30236
53-28-BZ.....	B.B.B....	8708-8712 18th ave., Bklyn., Applic. 24126-27
52-28-A.....	F.D.....	34-22 35th st. (formerly 318-28 Sixth ave.), Astoria, Q., N. B. 4087-27
51-28-S.....	F.D.....	98-100 Warren st., Man., L. D. 24235
50-28-S.....	B.B.M....	127-129 W. 125th st., Man., Decision of Supt. of Bldgs.
49-28-BZ.....	B.B.Bx...	1710 University ave., Bx., N. B. 2657-27
48-28-BZ.....	B.B.Bx...	228-230 Nagle ave., Bx., N. B. 531-27
47-28-BZ.....	B.B.Bx...	Northeast corner of Bailey ave- nue, intersection of Bailey pl., Bx., N. B. 2686-27
46-28-BZ.....	B.B.Bx...	1633 Bainbridge ave., Bx., N. B. 2762-27
45-28-BZ.....	B.B.Bx...	2871 Bailey ave., Bx., N. B. 2761-27

Restored to Calendar.

787-27-BZ.....	B.B.B....	Northeast corner of Shore rd. & Bay Ridge ave., Bklyn., N. B. 11508-27
689-27-BZ.....	B.B.Q....	Junction of Kissena blvd. & Colden ave., Flushing, Q., N. B. 8303-27

688-27-BZ.....	B.B.Q....	Southeast corner of Northern blvd. & 239th st., Douglaston, Q., N. B. 8302-27
524-27-BZ.....	B.B.Q....	Junction of Rocky Hill rd. & 47th ave., 57.67 ft. west of 203rd st., Flushing, Q., N. B. 2207-27
523-27-BZ.....	B.B.Q....	Easterly junction of 46th rd. & 189th st. & Hollis court, Flushing, Q., N. B. 4803-27

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, JANUARY 31, 1928, AT 2 P. M.

Building Zone Cases.

913-27-BZ.	APPLICANT—Charles Kleink, for Arthur Bucher, owner. PREMISES—Northwest corner of Fairview avenue and Forest avenue, Ridgewood, Borough of Queens. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline service station.
938-27-BZ.	APPLICANT—William Shary, for Danclare Holding Corp. owner. PREMISES—2388-2394 Ryer avenue, The Bronx. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a garage for the storage of more than five (5) motor vehicles.
980-27-BZ.	APPLICANT—Philip J. Sinnott, for Liberty Heights Realty Co., Inc., owner. PREMISES—Northeast corner of Cooper avenue and Cypress avenue, Cypress Hills, Borough of Queens APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline service station.
984-27-BZ.	APPLICANT—Philip J. Sinnott, for T. & R. Construction Co., owner. PREMISES—Southwest corner of West 167th street and Sedgwick avenue, The Bronx. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a garage for the storage of more than five (5) motor vehicles.

CALENDAR

1000-27-BZ.

APPLICANT—Edward L. Kelly, for Patrick B. Noone, owner.

PREMISES—Northeast corner of Woodhaven boulevard and 158th street, Aqueduct, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1015-27-BZ.

APPLICANT—John J. Dunnigan, for Estate of McEvers Bayard Brown, owner.

PREMISES—1527-1535 Southern boulevard, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

JANUARY 31, 1928, 10 A. M.

Appeals from Administrative Orders.

808-27-A—129 East 73rd street, Manhattan.

839-27-A—560 West 173rd street, Manhattan.

840-27-A—115 East 95th street, Manhattan.

841-27-A—466 West 145th street, Manhattan.

921-27-A—2202 Folin street, The Bronx.

922-27-A—2214 Folin street, The Bronx.

943-27-A—1160-1176 Flushing avenue, Brooklyn.

970-27-A—130 Osborn street, Brooklyn.

901-27-A—223-237 Norman avenue, 239-249 North Henry street and 200-210 Russell street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 31, 1928, at 10 o'clock, in Room 1013, Municipal Building,* on the following matters:

CAL. NO. 895-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Macombs Realty Corp., owner, to permit in a residence district the alteration and conversion of occupancy of the first story of an existing apartment house from residence to business use (stores); premises 65 Featherbed lane, northwest corner of Macombs road, The Bronx.

CAL. NO. 833-27-BZ—Application, July 21, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for H. Sidney Landau, on behalf of Beth Hakanesseth Talmud Torah of Kings Highway, Inc., owner, to permit in an "E" area and residence district the erection and maintenance of a building less than ten (10) feet from the street line and to occupy more than fifty (50) per cent of the area of the lot, and also provided with a yard of less area than required by the zone resolution; premises 1202-1218 Avenue P and 1611 East 12th street, southeast corner, Brooklyn.

CAL. NO. 855-27-BZ—Application, July 26, 1927, under section 21 of the building zone resolution, of Harry H. Holler, applicant, on behalf of Anna C. Bingler, owner (Certified Gas Stations, Inc., lessee), to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens.

CAL. NO. 863-27-BZ—Application, July 28, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Samuel Axelrod, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 1301-1319 65th street, northeast corner of 13th avenue, Brooklyn.

CAL. NO. 1270-27-BZ—Application, December 3, 1927, under section 21 of the building zone resolution, of Mortimer E. Freehof, applicant, on behalf of Congregation Beth Elohim, owner, to permit in a "D" area district, extending from a "B" area district and also in a residence use district, the erection and maintenance of a building occupying a greater per cent of the area of the lot than that permitted under the zone resolution; premises 169-179 Eighth avenue and 276 Garfield place, southeast corner, Brooklyn.

CAL. NO. 877-27-BZ—Application, August 2, 1927, under section 21 of the building zone resolution, of Louis A. Sheinart, applicant, on behalf of Gilchrist Corporation, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Prospect avenue and Terrace pl., Brooklyn.

CAL. NO. 1268-27-BZ—Application, December 2, 1927, under section 21 of the building zone resolution, of John W. Hahner, applicant, on behalf of 128 West 30th Street Corp., owner, to permit in a 2 times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution; premises 128-134 West 30th street, Manhattan.

CAL. NO. 105-27-BZ—Application, February 1, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Sobol Brothers, owners, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 301-303 Mulberry street, Manhattan.

CAL. NO. 555-27-BZ—Application, May 17, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of Mary V. Dempsey, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Arnow avenue and Boston road, The Bronx.

CALENDAR

CAL. NO. 896-27-BZ—Application, August 8, 1927, under sections 7a, 7b and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Charles Sengen, owner, to permit in a business district the extension in area and height of an existing building occupied as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles; premises 13-15 Sumpter street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

JANUARY 31, 1928, 2 P. M.

Petitions for Variations.

752-27-S—2861-2865 Broadway, Manhattan.
 641-27-S—607-609 Fifth avenue, Manhattan.
 800-27-S—120-122 East 59th street, Manhattan.
 838-27-S—163 East 54th street, Manhattan.
 609-27-S—243-249 West 67th street, Manhattan.
 648-27-S—9-11 East 38th street, Manhattan.
 860-27-S—1293-1311 Broadway, Manhattan.
 881-27-S—225-235 West 37th street (second floor), Manhattan.
 923-27-S—1995-2003 Jerome avenue, The Bronx.
 966-27-S—240-246 Newport avenue, Brooklyn.
 975-27-S—581-583 Fifth avenue, Manhattan.
 948-27-S—115-117 East 29th street, Manhattan.
 1296-27-S—38-40 West 48th street, Manhattan.

CALL OF CLERK'S CALENDAR.

TUESDAY, FEBRUARY 7, 1928, AT 2 P. M.

Building Zone Cases.

956-27-BZ.
 APPLICANT—Henry R. Mygatt, for Stanley Murray, owner.
 PREMISES—East side of Jerome avenue, 105.36 feet north of East 172nd street, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1013-27-BZ.
 APPLICANT—John F. Buchan, for Ralph Ferrara, owner.
 PREMISES—8159-8167 Liberty avenue, Woodhaven, Borough of Queens.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1025-27-BZ.
 APPLICANT—Gardiner Conroy, for Oppenheim, Michelson & Zamore Realty Corp., owner.
 PREMISES—Southwest corner of Avenue U and Brigham street, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1027-27-BZ.

APPLICANT—Edward P. Doyle, for G. & K. Investing Corp., owner.
 PREMISES—East side of Bailey avenue, 153.03 feet north of Albany Crescent, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a residence district the erection and maintenance of a business building (stores).

1028-27-BZ.

APPLICANT—Edward P. Doyle, for Max Weinstein, owner.
 PREMISES—West side of White Plains road, 130.26 feet south of Sagamore street, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1033-27-BZ.

APPLICANT—Samuel Rosenblum, for Paul Dispensa, owner.
 PREMISES—111-15 37th avenue (Polk avenue), Corona, Borough of Queens.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1050-27-BZ.

APPLICANT—William F. Doyle, for S. S. Kresge Co., owner.
 PREMISES—2125 86th street, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a building occupied in part for business purposes.

1051-27-BZ.

APPLICANT—William F. Doyle, for Rutland Parkway, Inc., owner.
 PREMISES—724-740 Ralph avenue, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1079-27-BZ.

APPLICANT—William F. Doyle, for Repp Holding Corp., owner.
 PREMISES—Southeast corner of Utica avenue and Avenue O, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

282-27-BZ.

APPLICANT—Philip J. Sinnott, substituted for William F. Doyle, for Wezco Realty Corp., owner.
 PREMISES—200-208 East 111th street and 2013-2025 Third avenue, Manhattan.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles and the installation of a gasoline service station (previously withdrawn).

CALENDAR

1305-25-BZ.

APPLICANT—Harry Landy, for Love Lane Garage Corp., owner.

PREMISES—46-50 Love lane, northwest corner of College place, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution (Reopened to amend and modify), TO PERMIT in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.

FEBRUARY 7, 1928, 10 A. M.

Appeals from Administrative Orders.

445-27-A—324-330 Douglass street, Brooklyn.

919-27-A—58-64 West 40th street (9th floor), Manhattan.

927-27-A—346-364 Hudson street, 88-98 King street and 79-89 Charlton street, Manhattan.

985-27-A—50 Pine street, Manhattan.

988-27-A—81-83 Alexander avenue, 305-323 East 132nd street and 306-308 East 133rd street, The Bronx.

1008-27-A—167 East 105th street, Manhattan.

1012-27-A—North side of Coney Island Creek, 610 feet east of Old Sea Beach R.R., Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 7, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 897-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of Harry Cook, applicant, on behalf of Keva Skodnick, owner, to permit in a residence district the erection and maintenance of a business building (stores); premises southwest corner of Hollis avenue and 191st street, Hollis, Borough of Queens.

CAL. NO. 802-27-BZ—Application, July 11, 1927, under section 21 of the building zone resolution, of Colonial Installation Corp., applicant, on behalf of Benjamin Sakren, owner (Jack Jacobsen, lessee), to permit in a business district the erection and maintenance of a gasoline service station; premises 380 Rogers avenue, northwest corner of Empire boulevard, Brooklyn.

CAL. NO. 906-27-BZ—Application, August 9, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Walter J. M. Donovan, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously withdrawn); premises 3803-3809 Tenth avenue and 440-446 West 204th street, southeast corner, Manhattan.

CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Inc., owner (for amendment and modification of the previous resolu-

tion), to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

CAL. NO. 946-27-BZ—Application, August 24, 1927, under section 21 of the building zone resolution, of Saul Goldsmith, applicant, on behalf of Bernard Corn, owner, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story; premises 8502-8512 19th avenue and 1864-1878 85th street, northwest corner, Brooklyn.

CAL. NO. 885-27-BZ—Application, August 4, 1927, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Eugene H. McCauliff, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2722-2728 Bailey avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

-FEBRUARY 7, 1928, 2 P. M.

Petitions for Variations.

683-27-S—2-16 West 33rd street, Manhattan.

939-27-S—151-153 West 26th street, Manhattan.

861-27-S—611-621 Fifth avenue, 1-7 East 49th street and 28 East 50th street, Manhattan.

865-27-S—40-42 West 37th street, Manhattan.

898-27-S—771-773 First avenue, Manhattan.

944-27-S—160 East 126th street, Manhattan.

987-27-S—81-83 Alexander avenue, 305-323 East 132nd street and 306-308 East 133rd street, The Bronx.

997-27-S—225-235 West 37th street (10th floor), Manhattan.

1038-27-S—1750 Webster avenue, The Bronx.

502-27-S—16-24 West 47th street, Manhattan.

740-27-S—513-515 Flushing avenue, Brooklyn.

920-27-S—272 Flushing avenue, Long Island City, Borough of Queens.

Appliances Submitted for Approval.

1034-27-SA—The Improved Lawrence May Oil Burner, approval of.

1076-27-SA—Ford Automatic Pressure Regulating Valve, approval of.

FRIDAY, FEBRUARY 10, 1928, AT 2 P. M. SPECIAL MEETING.

Rules.

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

CALL OF CLERK'S CALENDAR

TUESDAY, FEBRUARY 14, 1928, AT 2 P. M.

Building Zone Cases.

926-27-BZ.

APPLICANT—John J. Dunnigan, for Goldix Realty Corp., owner.

PREMISES—1440 Sedgwick avenue, The Bronx.

CALENDAR

APPLICATION, under sections 7e and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

937-27-BZ.

APPLICANT—Philip J. Sinnott, for Abraham Linsky, owner.

PREMISES—5338-5342 Kings Highway, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

947-27-BZ.

APPLICANT—Joseph A. Walsh, for Louis Berkwit, owner.

PREMISES—West side of White Plains road, 50 ft. south of Mace avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

961-27-BZ.

APPLICANT—The New York Edison Co., owner.

PREMISES—148-148½ East 40th street and 151-153 East 39th street, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and extension to an existing transforming and electrical distributing station.

1003-27-BZ.

APPLICANT—Bennett & Koeppel, for J. W. Sands Realty Corp., owner.

PREMISES—6913-6921 Fourth avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of an apartment house with store occupancy on the first story.

1024-27-BZ.

APPLICANT—I. L. Crausman, for 174th Street and Jerome Avenue Realty Corp., owner.

PREMISES—1650-1664 Jerome avenue and 1-9 East 174th street, The Bronx.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1109-27-BZ.

APPLICANT—Lillian R. Walker, owner.

PREMISES—East side of Woodhaven boulevard, 100.64 ft. south of Liberty avenue, Woodhaven, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1018-27-BZ.

APPLICANT—Charles Pfeifer and Meta Frese, owners.

PREMISES—2560 Coney Island avenue and 827 Gravesend Neck road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

523-27-BZ.

APPLICANT—Peter M. Coco, for Isidore Zuckerman, owner.

PREMISES—Easterly junction of 46th road, 189th street and Hollis Court boulevard, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

524-27-BZ.

APPLICANT—Peter M. Coco, for Isidore Tannenbaum, owner.

PREMISES—Junction of Rocky Hill road and 47th avenue, 57.67 ft. west of 202nd street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

688-27-BZ.

APPLICANT—Peter M. Coco, for Russell Gasero, owner.

PREMISES—Southeast corner of Northern boulevard and 239th street, Douglaston, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

689-27-BZ.

APPLICANT—Peter M. Coco, for Orlando Vecchione, owner.

PREMISES—Junction of Kissena boulevard and Colden avenue, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

787-27-BZ.

APPLICANT—Philip J. Sinnott, substituted for Louis A. Sheinart, for Edis Realty Co., Inc., owner.

PREMISES—Northeast corner of Bay Ridge avenue and Shore road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station (previously denied).

FEBRUARY 14, 1928, 10 A. M.

Appeals from Administrative Orders.

1022-27-A—806-808 Broadway and 104-106 Fourth avenue, Manhattan.

1075-27-A—756-768 First avenue and 400 East 43rd street, Manhattan.

1077-27-A—3 East 61st street, Manhattan.

694-27-A—217-221 Main street, Tottenville, Borough of Richmond.

768-27-A—232-236 East 40th street, Manhattan.

933-27-A—604 West 46th street, Manhattan.

945-27-A—1208 Richmond avenue, Graniteville, Borough of Richmond.

1009-27-A—129-133 West 20th street, Manhattan.

1106-27-A—3-7 West 29th street, Manhattan.

CALENDAR

968-27-A—Review avenue and Thomas street, between Long Island Railroad and Newtown Creek, Building No. 33, west end, Long Island City, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 4, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

AL. NO. 556-27-BZ—Application, May 17, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of Thomas M. Gilligan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of White Plains avenue and East Tremont avenue, The Bronx.

AL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster

avenue and 401-409 East 180th street, northeast corner, The Bronx.

WILLIAM E. WALSH, *Chairman.*

FEBRUARY 14, 1928, 2 P. M.

Petitions for Variations.

733-26-S—138-144 West 25th street, Manhattan.
798-27-S—27-39 West 57th street, Manhattan.
891-27-S—31-37 East 31st street, Manhattan.
964-27-S—14-16 East 38th street (fifth floor), Manhattan.
965-27-S—14-16 East 38th street, (seventh floor), Manhattan.
1010-27-S—129-133 West 20th street, Manhattan.
1020-27-S—224 East 38th street, Manhattan.
1021-27-S—4137-4139 Third avenue, The Bronx.
1055-27-S—452-456 West 55th street, Manhattan.
1105-27-S—3-7 West 29th street, Manhattan.
1114-27-S—810 Broadway, Manhattan.

FEBRUARY 21, 1928, 10 A. M.

Appeals from Administrative Orders.

1078-27-A—408-412 West 207th street, Manhattan.
1107-27-A—123-129 West 44th street, Manhattan.
969-27-A—227-228 West street, Manhattan.
1005-27-A—Southwest corner of Freeman street and Provost street, Brooklyn.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING,

TUESDAY MORNING, JANUARY 24, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon, with Deputy Chief Martin substituting.

The minutes of the regular meeting of the board, held Tuesday morning, January 17, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, January 17, 1928, were approved as printed in the Bulletin, No. 4, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS.

9-27-A.
APPELLANT—Socony Burner Corporation, for Valentine & Co., owners.

SUBJECT—Appeal from decision of fire commissioner.
PREMISES AFFECTED—364 Manhattan avenue, Brooklyn.

APPEARANCES—

For Appellant: Wilder Lahy.
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

2-27-A.

APPELLANT—John Buonacore, owner.
SUBJECT—Appeal from order of fire commissioner.
PREMISES AFFECTED—117 Fulton street, Brooklyn.

APPEARANCES—

For Appellant: Wilder Lahy.
For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

306-24-A.

APPELLANT—Alexander C. MacNulty, for Adelstein & Avrutine, owners.

SUBJECT—Application for reopening—reconsideration, previously granted a modification—re appeal from orders of fire commissioner.

PREMISES AFFECTED—82-86 Rutgers slip, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

ACTION OF BOARD—Application for reopening denied.

THE VOTE TO REOPEN—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Absent 0

878-27-A.

APPELLANT—Louis A. Sheinart, for Metropolitan News Co., owner.

SUBJECT—Appeal from order of fire commissioner.

MINUTES

PREMISES AFFECTED—255-258 South street and 503-509 Water street, Manhattan.

APPEARANCES—

For Appellant: Louis A. Sheinart.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(878-27-A)

WHEREAS, Louis A. Sheinart, for Metropolitan News Co., owner, filed, August 2, 1927, an appeal from an order of the fire commissioner, affecting premises 255-258 South street and 503-509 Water street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 5, 1927 (Order No. 19598-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the building, facing on two street fronts, is non-fireproof, one story and mezzanine (20 ft.) in height, 160 ft. by 96 ft. 6 in. (15,400 sq. ft.) in area; OCCUPIED as a newspaper distributing station, 40 persons; and

WHEREAS, appellant contends that the building is equipped with a 2-inch standpipe system with 100 ft. of hose at the two outlets; that the city main in South street, from which this standpipe is supplied, has a pressure of 46 pounds per square inch and is fed two ways and requests the acceptance of the existing standpipe in lieu of the required system.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be equipped with a 4-inch standpipe system supplied from street connection to the city main or that the building shall be equipped with a sprinkler system supplied from street connection to the city main, either equipment shall be installed in accordance with the rules of the board of standards and appeals.

942-27-A.

APPELLANT—Croker Nat'l Fire Prev. Eng. Co., for J. Warren's Garage, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—252-262 West 40th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(942-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for J. Warren's Garage, owner, filed, August 22, 1927, an appeal from an order of the fire commissioner, affecting premises 252-262 West 40th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 10, 1927 (Order No. 38770-LC), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for standpipe. Section 581, Chapter 5, Code of Ordinances."

and

WHEREAS, the building is fireproof, four stories in height, 122 ft. 6 in. by 93 ft., 11,300 sq. ft. in area; OCCUPIED as a garage, not more than three persons on each story; and

WHEREAS, the appellant claims that the open inside floor area is about 10,600 sq. ft.; that the premises are equipped with a four-inch dry standpipe system with the siamese connections on the 40th street front; also that 20 sand pails are kept on each story; furthermore, the appellant contends that the premises as they are were erected in 1907 under approved plans; that the standpipe system was accepted by the fire department and permits have been regularly issued for the garage use; also under rule 44 affecting standpipes the order should not have been issued.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension; that the existing standpipe system shall be provided with a four-inch connection to the city main with proper checks, etc., and granted only as long as conditions as to occupancy and use remain substantially unchanged.

650-27-A.

APPELLANT—Jonas Land Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—638-660 Ocean avenue, Brooklyn.

APPEARANCES—

For Appellant: Simon Rappaport, Jacob Fremmer and Mr. Held.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Absent 0

THE RESOLUTION—

(650-27-A)

WHEREAS, Jonas Land Co., owner, filed, June 8, 1927, an appeal from an order of the fire commissioner, affecting premises 638-660 Ocean avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 14, 1927 (Order No. 10275-LC), reads:

"You are hereby notified that an inspection of the above premises used for the storage of fuel oil shows that the following must be done before the permit requested by you can be issued:

"2. Install a 4" standpipe line in accordance with the requirements of F.D. Plan approved Jan. 30th, 1926."

and

WHEREAS, the building is fireproof, six stories (63 ft.) in height, 200 ft. by 141 ft. 6 in., irregular (approximately 22,000 sq. ft.) in area; OCCUPIED as an apartment house accommodating 76 families; and

WHEREAS, appellant contends that the building is subdivided into sub-sections (having maximum areas of 2,500 sq. ft.) by 8-inch thick brick walls with openings therein protected with fireproof doors.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

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911-27-A.

APPELLANT—Petroleum Heat & Power Co., for A. G. Khouri, owner.

SUBJECT—Appeal from decision of fire commissioner.
PREMISES AFFECTED—7626 Narrows avenue, Brooklyn.

APPEARANCES—

For Appellant: G. H. Hallock.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

5

Negative

0

Absent

0

THE RESOLUTION—

(911-27-A)

WHEREAS, Petroleum Heat and Power Co., for A. G. Khouri, owner, filed, August 12, 1927, an appeal from a decision of the fire commissioner, affecting premises 7626 Narrows avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated July 3, 1927 (Order No. 1938-27), reads:

"1. Anti-syphon valve in suction line may not be permitted."

and

WHEREAS, the building is non-fireproof, two stories in height, 20 ft. by 40 ft. in area; OCCUPIED as a dwelling; and

WHEREAS, a fuel oil burning system has been installed consisting of a 1,100-gallon capacity storage tank (buried outside the building, 2 ft. below ground and at an elevation higher than the burner and piping), an approved Petro Domestic burner, a weighted anti-syphoning device and the necessary valves and piping for a complete equipment; and

WHEREAS, appellant contends that owing to the proximity of the foundation walls of the building it is impractical to bury the tank below the level of the burner and piping and in view of the installation of the anti-syphoning device requests the acceptance of the equipment; appellant contends further that the anti-syphoning device has been approved by the Underwriters Laboratories.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the suction line supply from tank shall be equipped with an anti-syphon device and that the equipment otherwise shall comply with the fuel oil rules in all respects.

908-27-A.

APPELLANT—Croker Nat'l Fire Prev. Eng. Co., for Morris Jackson, owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—1987 Webster avenue, The Bronx.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative

0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon

5

Absent

0

THE RESOLUTION—

(908-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Morris Jackson, owner, filed, August 11, 1927, an

appeal from an order of the fire commissioner, affecting premises 1987 Webster avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated May 3, 1927 (Order No. 38213-LC), reads:

"Referring to your application dated February 23rd, 1927, for a permit to maintain a wholesale drug or chemical supply house at the above location, I regret to inform you that your application for such permit is disapproved for the reason that building in part is used as a factory which is not incidental to your business and further meeting rooms are available for public assembly contrary to Section 271-A and C of the Code of Ordinances.

"You are herefore hereby ordered to

"1. Discontinue the maintenance of a wholesale drug and chemical supply house at this address.";

and

WHEREAS, the building is non-fireproof, two stories in height, 100 ft. 6 in. by 96 ft. in area on the first story and 100 ft. 6 in. by 52 ft. in area above; OCCUPIED: 1st story (front), by appellant for storage and sale of drug supplies, 5 persons, and also stores occupied by plumber, hat cleaner, sale of brushes and electric supplies, 12 persons; (rear), for light manufacturing, vacant at present; 2nd story, club meeting room, 15 persons, and light manufacturing (manufacture of bath robes, negligees and printers), 40 persons; and

WHEREAS, appellant contends that the building is provided with adequate exits; that the meeting rooms are used by a dramatic club of 12 persons, no plays being given or public meetings held therein; that the business conducted by appellant consists of reshipping supplies in the packages as originally received; that there is no manufacturing conducted in the premises of appellant and proposes to fire-retard the ceilings and walls on the store side of the partitions separating the drug supply store from the remainder of the premises.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

873-27-A.

APPELLANT—Lustberg Nast & Co., Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—581-593 Water street, Manhattan.

APPEARANCES—

For Appellant: Richard L. M. de Acosta and Max Leffler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell and Holland.....

3

Negative: Commissioner Guilfoyle

1

Absent: Chief Kenlon

1

Failing to receive required vote, laid over to foot of calendar.

THE VOTE ON RECALL—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon

5

Negative

0

Absent

0

THE RESOLUTION—

(873-27-A)

WHEREAS, Lustberg, Nast & Co., Inc., owner, filed, August 1, 1927, an appeal from an order of the fire commissioner, affecting premises 581-593 Water street, Borough of Manhattan; and

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WHEREAS, the order of the fire commissioner, dated May 12, 1927 (Order No. 26297-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the building, facing on two street fronts, is fireproof, six stories (76 ft. 9 in.) in height, 185 ft. 10 in. by 70 ft. ¼ in., irregular (approximately 12,000 sq. ft.) in area; OCCUPIED by one concern for the manufacture of shirts: 1st story, 20 persons; 2nd story, 2 persons; 3rd story, 22 persons; 4th story, 19 persons; 5th story, 97 persons; 6th story, 106 persons; and

WHEREAS, appellant, in view of the character of the construction and location of the building and the presence therein of a sprinkler system supplied by a 9,000-gallon capacity pressure tank and a 12,000-gallon capacity gravity tank located 21 ft. above the roof, requests the omission of the standpipe; and

WHEREAS, the building is occupied by one tenant throughout and is supervised by watchmen's patrol system, and the building is provided with all legally required exits, and there exists a two-source wet sprinkler system.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension; that it shall be equipped throughout with an approved two-source wet sprinkler system; equipped with a central office connection, and granted only as long as conditions as to occupancy and use remain unchanged and under one single tenancy.

791-27-A.

APPELLANT—Louis A. Sheinart, for Elte Hotel Corp., lessee.

SUBJECT—Application for reopening—extension of time to procure permits—re appeal from decision of superintendent of buildings.

PREMISES AFFECTED—125-127 Bowery and 239-241 Grand street, Manhattan.

APPEARANCES—

For Appellant: Louis A. Sheinart.

ACTION OF BOARD—Appeal reopened and time extended to complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(791-27-A)

WHEREAS, Louis A. Sheinart, for Elte Hotel Corp., owner, filed, July 8, 1927, an appeal from a decision of the superintendent of buildings, affecting premises 125-127 Bowery and 239-241 Grand street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated July 6, 1927 (Alt. App. No. 35-1927), reads:

"1. Construction of building should comply with Section 72 of the Building Code.

"2. Exit facilities should comply with Article 8 of Bldg. Code.

"3. Ventilation and size of rooms should comply with Sec. 1307, Chapter 19 of the Charter."

and

WHEREAS, the building is non-fireproof, five stories (65 ft.) in height, 50 ft. by 75 ft. in area, located within an unrestricted use district; OCCUPIED for manufacturing purposes: 1st story, stores; 2nd story, 45 persons; 3rd and 4th

stories, 60 persons each story; 5th story, 75. persons; EXITS: an interior wooden stairway, extending from first story to roof, enclosed in fire-retarding partitions; a 60-degree fire escape on Grand street front, having fireproof openings along the course thereof, extending from second story to roof, with a counterbalanced stairs reaching sidewalk; a 60-degree fire escape on Bowery street front, having fireproof openings along the course thereof, extending from second story to top story, with a sliding drop ladder in guides reaching sidewalk; and

WHEREAS, the appellant proposes to change the use of the building from a factory to a lodging house; also to enclose bedrooms on each story above the first story by erecting dwarf wooden partitions and to maintain the same number of persons on each story as at present for a factory use; and

WHEREAS, the appellant claims that the board of examiners granted a modification June 4, 1895, for the conversion of these premises from a warehouse to a lodging house, upon which a certificate of occupancy was issued by the superintendent of buildings, such use was maintained until 1919 when the building was converted into a factory building and Certificate of Occupancy No. 2031 was issued; furthermore, the appellant contends that the granting of this appeal is nothing more than restoring the building to a use for which it was originally intended; and

WHEREAS, this appeal was granted by the board under date of July 26, 1927; and

WHEREAS, the owner has been estopped from complying with the conditions of the resolution as to completion of work because of a lease tenancy of the present occupant of the premises.

Resolved, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension; that the interior stairhall enclosure shall be fire retarded throughout in accordance with the rules of the board of standards and appeals; that the fire escape on the Grand street and Bowery fronts of the building shall be maintained as provided in resolution of Cal. No. 101-20-S of the board of standards and appeals, and that the occupancy shall not exceed 50 persons on any one floor, in accordance with the certificate of occupancy in force for the past seven years, and that the premises shall otherwise comply with chapter 12 of the code of ordinances as to lodging house requirements, and that any work involved shall be completed within six months from the date of this action and that all permits required having been obtained and being now in force.

308-26-A.

APPELLANT—Thomas W. White, for Sinclair Refining Co., lessee.

SUBJECT—Application for reopening—modification of resolution—re appeal from decision of fire commissioner.

PREMISES AFFECTED—1117-1163 Grand street, Brooklyn.

APPEARANCES—

For Appellant: Thomas W. White.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(308-26-A)

WHEREAS, Thomas W. White, for Sinclair Refining Co., lessee, filed April 9, 1926, an appeal from a decision of

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the fire commissioner, affecting premises Nos. 1117-1163 Grand street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated March 31, 1926 (Applic No. 670-26) reads:

"1. All storage tanks comprising or forming a part of an oil storage plant shall be buried so that the tops thereof shall be at least two feet below the grade level, and such tanks must be separated from each other by not less than one foot of solid concrete, well tamped into place as per Section 111, Subdivision 5 of Article 8 of Chapter 10.";

and

WHEREAS, the premises consist of a large plot of ground, 406 ft. by 145 ft. (irregular) in depth, bounded on the north and east sides by Newtown Creek, upon which an oil storage plant is being erected; and

WHEREAS, the appellant proposes to install one 50,000 gallon gasoline tank, one kerosene and one furnace oil tank, each of 25,000 gallons capacity, eight gasoline and two kerosene tanks, each of 15,000 gallons capacity, all to be erected upon concrete foundations above the ground level, separated into batteries not exceeding 50,000 gallons, each battery surrounded by reinforced concrete dyke walls enclosing an open space equal to $1\frac{1}{2}$ times the volume of tanks; and

WHEREAS, the appellant contends that the plant is erected upon filled in ground at tidewater level; that there are two fire hydrants within 50 ft. from the plant; furthermore, the appellant proposes to equip the tanks with an approved type of chemical fire-fighting apparatus, together with whirling water sprays, vents, manholes, etc.; and

WHEREAS, a committee of the board visited the premises and reports:

Cal. No. 308-26-A;

Premises 1117-63 Grand Street, Brooklyn.

REPORT OF INSPECTION.

The full Board visited these premises on May 14, 1926, for personal observation.

This is an appeal from an order of the Fire Commissioner requiring the burial of all storage tanks in connection with proposed liquid oil storage plant located on Newtown Creek.

The property is approximately 406 ft. long along Grand Avenue; approximately 133 ft. in depth from Grand Ave. to Newtown Creek. It is intended as a local distributing commercial sales plant.

The property is bounded on the westerly line by Grand Avenue, running into Metropolitan Avenue, having, at this point, an extensive public highway frontage on the westerly side. To the south, 65 ft. distant from this property, is a building material storage yard, with great heaps of building sand, brick, etc. The northerly and easterly boundary of the property is on Newtown Creek. The entire plot is a low lying strip of land of mud river bottom exposed at low tide.

The Board recommends granting of the appeal omitting the requirement as to the entire burial of the tanks, *on condition* that there shall be not more than one (1) 50,000-gallon single storage tank for gasoline, and not more than eight (8) 15,000-gallon gasoline tanks, together with two (2) tanks of 15,000-gallon capacity for kerosene, one (1) 25,000-gallon furnace oil storage tank, and one (1) 25,000-gallon furnace oil storage tank; and *on further condition* that the 50,000-gallon tank for gasoline shall be enclosed in a separate reinforced concrete reservoir, and that there shall be not more than two (2) 15,000-gallon tanks in any other single reservoir.

The entire oil storage tanks shall be enclosed with reinforced concrete walls from 12 ft. to 14 ft. 6 in. in height, providing reservoirs of not less than 150 per cent in excess of the tank capacity so enclosed.

From the top of the concrete wall to the top of the tanks, there shall be constructed brick walls of approved masonry as flame detectors.

All tanks shall be equipped with an acceptable liquid fire extinguishing medium, and each tank shall also be

equipped with whirling water sprays, vents, manholes, etc.; and there shall be maintained a driveway at the southerly end of the premises between this property and the adjoining property to the south, an open driveway of not less than fifteen (15) feet in width, unincumbered for its entire distance from Grand Avenue to Newtown Creek.

Plans shall be returned to this Board for approval as to location and equipment in accordance with the foregoing stipulations.

Submit for consideration.

(Signed) WILLIAM E. WALSH,
HENRY L. CONNELL,
JOHN KENLON,
JAMES P. HOLLAND,
JOHN GUILFOYLE.

and

WHEREAS, the board granted this appeal under the then existing conditions on June 22, 1926, and

WHEREAS, because of the extension of the existing business, based on public demand.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal *granted on condition* that the additional oil storage shall be restricted to two 50,000-gallon gasoline tanks, one 25,000-gallon gasoline tank, three 15,000-gallon kerosene tanks, and two 15,000-gallon furnace oil tanks; that the storage and maintenance of this additional oil storage shall be protected in accordance with the conditions imposed in the resolution adopted June 22, 1926, to wit:

"*on condition* that single gasoline storage tank shall be separately enclosed in concrete walls; that the additional battery of three kerosene tanks shall be enclosed in one reservoir and that the two 15,000-gallon furnace oil tanks shall be enclosed in a single reservoir, in accordance with the conditions of the report of the Committee of the Board and the resolution adopted June 22, 1926."

BUILDING ZONE CASES.

556-27-BZ.

APPLICANT—Robert W. Maloney, for Thomas M. Gilligan, owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of White Plains avenue and East Tremont avenue, The Bronx.

APPEARANCES—

For Appellant: E. F. Maloney.

For Opposition: None.

ACTION OF BOARD—Laid over to February 14, 1928, at 10 a. m., on request of applicant's representative, for final disposition.

787-27-BZ.

APPLICANT—Philip J. Sinnott, substituted for Louis A. Sheinart, for Edis Realty Co., Inc., owner.

SUBJECT—Application for reopening—reconsideration, previously denied—re application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner Bay Ridge avenue and Shore road, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

ACTION OF BOARD—Application reopened and set for calendar call February 14, 1928, at 2 p. m.

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THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

523-27-BZ.

APPLICANT—Peter M. Coco, for Isidore Zuckerman, owner.

SUBJECT—Application for reopening—consideration, previously dismissed—re application (decision of superintendent of buildings), under section 21 of the building zone resolution, to permit the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Easterly junction of 46th road and 189th street and Hollis court, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Peter M. Coco.

ACTION OF BOARD—Application reopened and set for calendar call February 14, 1928, at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

524-27-BZ.

APPLICANT—Peter M. Coco, for Isidore Tannenbaum, owner.

SUBJECT—Application for reopening—consideration, previously dismissed—application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Junction of Rocky Hill road and 47th avenue, 57.67 feet west of 203rd street, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Peter Coco.

ACTION OF BOARD—Application reopened and set for calendar call February 14, 1928, at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

688-27-BZ.

APPLICANT—Peter Coco, for Russell Gasero, owner.

SUBJECT—Application for reopening (consideration, previously dismissed) re application (decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner Northern boulevard and 239th street, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Peter Coco.

ACTION OF BOARD—Application reopened and set for calendar call February 14, 1928, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

689-27-BZ.

APPLICANT—Peter M. Coco, for Orlando Vecchione, owner.

SUBJECT—Application for reopening—consideration, previously dismissed—re application (decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Junction of Kissena blvd. and Golden avenue, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Peter Coco.

ACTION OF BOARD—Application reopened and set for calendar call February 14, 1928, at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

777-27-BZ.

APPLICANT—John J. Dunnigan, for Miriam Gluck, owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building (stores).

PREMISES AFFECTED—Southeast corner of Villa avenue and East 204th street, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenberry.

For Opposition: None.

ACTION OF BOARD—Chairman read committee's report; report adopted. Application withdrawn.

THE VOTE TO ADOPT REPORT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

915-27-BZ.

APPLICANT—William F. Doyle, for Ellgold Realty Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings), under sections 7a, 7b, 7c and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northeast corner West 166th street and Ogden avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: William R. Altman.

ACTION OF BOARD—Application withdrawn after extensive argument.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(915-27-BZ)

WHEREAS, William F. Doyle, for Ellgold Realty Corp., owner, filed August 15, 1927, an application under the

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building zone resolution, to permit partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises northeast corner of West 166th street and Ogden avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Ogden avenue is business; Nelson avenue is residence, and West 166th street is residence; and

WHEREAS, the decision of the superintendent of buildings, rendered August 6, 1927 (re App. N.B. 1733-1927), reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in business district and extending into residence district is contrary to provisions of building zone resolution.";

and

WHEREAS, the proposed building is of non-fireproof construction, two (2) stories in height, with a frontage of 250 ft. on Ogden avenue and 99.51 ft. on West 166th street, and a depth of 115 ft. at north end, to be occupied as a public garage; and

WHEREAS, after presentation and hearing of all the facts and extensive argument thereon, the applicant requested permission to withdraw the case.

Resolved, that the application be and it hereby is *withdrawn*.

806-27-BZ.

APPLICANT—Edward P. Doyle, for Rostfel Realty Co., owner.

SUBJECT—Application (re decision of fire commissioner), under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Kings Highway and Stillwell avenue, Brooklyn.

APPEARANCES—

For Applicant: Jacob Rothenberg and William H. Alben.

For Opposition: Samuel Weiss, Mrs. George Werner, Gustave Steinert, Philip Simon, Philip Liptner and Samuel Kahn.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(806-27-BZ)

WHEREAS, Edward P. Doyle, for Rostfel Realty Co., Inc., owner, filed July 12, 1927, an application under the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station; premises northeast corner Kings highway and Stillwell avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kings highway is in a business district, Stillwell avenue is in a business and residence district, and West 13th street is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered November 21, 1927 (Plan No. 1943-27), reads:

"1. Gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals.";

and

WHEREAS, it is proposed to erect an office, bury three 550-gallon tanks and erect five pumps for the purpose of conducting a gasoline service station on a lot located 100 ft. within a business district and extending 22 ft. into a residence district at the rear; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal, brought under section 21 of the building zone resolution,

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed* and the application be and it hereby is *denied*.

831-27-BZ.

APPLICANT—William H. Ludwig, for Avenue D Building Co., Inc., owner.

SUBJECT—Application (decision of superintendent of buildings), under sections 7c and 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3110-3124 Avenue H, Brooklyn.

APPEARANCES—

For Applicant: Hector McG. Cunen.

For Opposition: W. S. Boggs, Louis F. Hollenback, Thomas E. Brownley and James F. McNevin.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(831-27-BZ)

WHEREAS, William H. Ludwig, for Avenue D Building Co., Inc., owner, filed July 21, 1927, an application under the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five motor vehicles. PREMISES: 3110-3124 Avenue H, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Avenue H is a business district; Flatbush avenue, business and unrestricted, and East 32nd street is residence and unrestricted; and

WHEREAS, the decision of the superintendent of buildings, rendered June 28, 1927 (Applic. No. 11860-27), reads:

"Proposition contrary to the Zone Resolution Art. II, Sec. 4a Subdivision 15. The erection of a garage for more than five motor vehicles *principally* in a business district, but projecting slightly in to an unrestricted district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 127 ft. 7¾ in. and a depth of 72 ft. 7¾ in.; to be occupied as a garage; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal, brought under sections 7c and 21 of the building zone resolution,

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed* and the application be and it hereby is *denied*.

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779-27-BZ.

APPLICANT—McCooley & Conroy, for Dann Realty Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—2448-2462 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: Sylvester Cosentino, Thomas E. Lawrence and Mary Arno.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(779-27-BZ)

WHEREAS, McCooley & Conroy, for Dann Realty Corp., owner, filed July 6, 1927, an application under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2448-2462 Coney Island avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Coney Island avenue is a business district, East 12th street is a residence district, and Avenue U is a business district; and

WHEREAS, the decision of the superintendent of buildings rendered May 27, 1927 (Applic. No. 9328), reads:

"1. Public garage for over 5 cars not permitted in a business dist. See Art. II, Sec. 4 (a15) of Zone Resolution.";

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 140 ft. and a depth of 70 ft. 10 in., to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 on the grounds of hardship and practical difficulties;

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

780-27-BZ.

APPLICANT—McCooley & Conroy, for Max Rosenthal, owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—112-126 East 98th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: K. Karl Klein and Alfred Nagelberg.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(780-27-BZ)

WHEREAS, McCooley & Conroy, for Max J. Rosenthal, owner, filed July 6, 1927, an application under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 112-126 East 98th street, west side, 250 ft. north of Winthrop street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 98th street is a business district; Rockaway parkway is a residence; Ralph avenue is a business district, and Blake avenue is a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 26, 1927 (App. No. 9791-27), reads:

"Proposed one story brick public garage for more than five motor vehicles to be located in a business district is contrary to Art. II, Sec. 4 (a) of Zone Resolution.";

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 130 ft. and a depth of 110 ft., to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deems that it is empowered to act under the authority of section 719 of the charter, as to the exercise of its discretion in appropriate cases for the variation of the zoning resolution; and

WHEREAS, the board deems that the applicant is entitled to relief under section 21 of the building zone resolution, in that the board granted a public garage immediately abutting;

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be restricted to a one-story structure above grade; that there shall be no cellar or basement below grade other than space, sufficient only for the accommodation and service of heating apparatus; that the rear and gable walls shall be unpierced throughout their entire height and length; that the roof shall be of flat design and construction; that the front elevation shall be finished with face brick and architectural terra cotta or stone trimming; that a fixed double-rung iron ladder shall be provided at the rear on the interior of the building to a scuttle in the roof; that there shall be no sign or advertising other than one electric, projecting sign on the front of the premises, indicating the name and title of the business conducted on the premises or advertising as shall be restricted to and fixed on plate glass show windows; and that all permits required shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

924-27-BZ.

APPLICANT—Abraham Cohen, owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—11102-11104 101st avenue, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Philip M. Kleinfeld.

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For Opposition: Joseph Danziger, M. F. Law and Alderman Lenahan.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(924-27-BZ)

WHEREAS, Abraham Cohen, owner, filed August 17, 1927, an application under the building zone resolution to permit in a business district the erection and maintenance of a gasoline service station. Premises: 111-02 and 111-04 101st avenue, Richmond Hill, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 101st (Jerome) avenue is a business district; 111th (Greenwood avenue) street is a residence district, and 112th (Chestnut avenue) street is a residence street; and

WHEREAS, the decision of the superintendent of buildings, rendered July 11, 1927 (N.B. 7541-27), reads:

"1. The erection of a gasoline station in a business district is contrary to the Zone Law.";

and
WHEREAS, it is proposed to erect an office, bury two 550-gallon tanks and erect four pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution and that applicant has owned this property since 1922, previous to the prohibition of gasoline stations in business districts.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolutions, and that the application be and it hereby is *granted on condition* that the plot shall be enclosed on the easterly and southerly lot lines with walls of approved masonry, 12 ft. in height; that the surface of said enclosure shall be faced with enameled brick with a border of enameled brick of a different color and shall be coped with architectural terra cotta or natural stone; that not more than one small building, used for the accommodation and service of the patrons of the premises shall be erected on the premises; that a concrete curb along the building line shall be erected not less than 18 inches in height, 12 inches in depth, with driveway openings therein; that the advertising shall be restricted to a flat-wall sign on the wall or house erected thereon and illuminated glass globes of the gasoline tanks; that there shall be no portable gasoline tanks maintained or operated on the premises; that there shall be no crank case oil-service racks or frames installed on the premises; and that all permits required shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

960-27-BZ.

APPLICANT—William F. Doyle, for Thomas Realty Co., owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—East side of Boston road, 122.08 feet south of Vyse avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Samuel Cornick, Annie Feuer and E. Smileowitz.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(960-27-BZ)

WHEREAS, William F. Doyle, for Thomas Realty Co., owner, filed August 30, 1927, an application under the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises east side of Boston road, 122.08 ft. south of Vyse avenue, Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting January 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Boston road is in a business district; Vyse avenue is in a residence district, and East 176th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 24, 1927 (N. B. 1860-27), reads:

"1. Erection of garage for storage of more than five motor vehicles partly in business district and partly in a residence district is contrary to provisions of building zone resolution.";

and
WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 299.51 ft. on Boston road and 325.31 ft. on Vyse avenue, and a depth of 63.03 ft. and 205.57 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 in view of the abutting and surrounding conditions;

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be constructed fireproof throughout; that the structure shall be restricted to a two-story building above grade; that the facade on the street fronts shall be finished with light colored glazed brick with architectural terra cotta or stone trimmings, of Gothic-type design, and that the architect shall make a return of drawings to this board for approval in accordance with the foregoing stipulations before submission to the superintendent of buildings; that there shall be no vehicular entrance of any nature or description within the residence use area of the plot; that the building shall be divided approximately into two sections and there shall be but one vehicular entrance from each section on the Vyse avenue front the width of said vehicular entrance not to exceed 9 ft. in the clear; that the northerly and southerly gable walls shall be unpierced throughout their entire height and length; that no advertising of any nature or description shall be permitted on the Vyse avenue front; that no roof sign shall be erected or maintained on any part of structure; that any signs erected on the Boston road front shall be the electric, projecting type, indicating the name and title of business conducted on the premises; that there shall be no portable gasoline tanks maintained or operated on the premises; that any gasoline storage equipment installed

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shall be located on the Boston road front; and that all permits required shall be obtained within nine months and any work involved shall be completed within 18 months from that date of this action.

914-27-BZ.

APPLICANT—William Cramer, for Loretta Cramer Ewart, owner.

SUBJECT—Application (re order of superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a business district and partly in an unrestricted district the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—1713-1719 Jerome avenue, Brooklyn.

APPEARANCES—

For Applicant: William H. Cramer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

5

Negative

0

Absent

0

THE RESOLUTION—

(914-27-BZ)

WHEREAS, William Cramer, for Loretta Cramer Ewart, owner, filed August 15, 1927, an application under the building zone resolution, to permit partly in a business district and partly in an unrestricted district, the maintenance of a motor vehicle repair shop; premises 1713-1719 Jerome avenue, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue, east of a point 100 ft. west of East 18th street is in a business district, Jerome avenue, west of a point 100 ft. west of East 18th street is in an unrestricted district, and East 18th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 21, 1927, reads:

"YOU WILL PLEASE TAKE NOTICE that there exists a Violation of the Building Code at the premises hereinafter described, in that

"Building is partly occupied by a motor vehicle repair shop conducted at rear, Front part of building is occupied by three stores (plumbing shop, battery charging station and a stationery store), Building is located in two districts, business and unrestricted districts. In violation of Zoning Resolution.

"You are required to discontinue motor vehicle repair shop in business part of said building."

and

WHEREAS, the existing building is of non-fireproof construction, one-story in height, with a frontage of 60 ft. 2½ in. and a depth of 74 ft. 8½ in. irregular, to be occupied as a motor vehicle repair shop; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal brought under section 21 of the building zone resolution, and was entitled to relief in view of the abutting and surrounding conditions,

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall not be increased in height, area or dimension; that the street front for a depth of 35 ft. other than one vehicular entrance, shall be maintained for retail stores; the rear portion, 39 ft. 8½ in., to be used for automobile

repairs of manual operation; that no anvils or open forges shall be operated on the premises and no machinery other than a one-half horsepower portable electric drill shall be used on the premises; that any permits necessary shall be obtained within ninety days and all work involved shall be completed within six months from the date of this action.

197-27-BZ.

APPLICANT—Louis Wirsching, Jr., for Uneeda, Inc., owner.

SUBJECT—Application for reopening—extension of time to procure permits—re application (decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a two times height district the erection and maintenance of the street wall of a tower in excess of the height permitted by the zone resolution.

PREMISES AFFECTED—505 West 14th street, Manhattan.

APPEARANCES—

For Applicant: Curt Boetticher.

ACTION OF BOARD—Application reopened and time extended to obtain permits and complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

5

Negative

0

Absent

0

THE RESOLUTION—

(197-27-BZ)

WHEREAS, Louis Wirsching, Jr., for Uneeda Incorporated, owner, filed, February 24, 1927, an application, under the building zone resolution, to permit in a two times height district the erection and maintenance of the street wall of a tower in excess of the height permitted by the zone resolution; premises 505 West 14th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 12, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the height district maps accompanying the building zone resolution show that the area on the west side of a north and south line located 100 ft. east of Ninth avenue is in a two times height district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 6, 1927 (N. B. 592-26), reads:

"1. Proposed height is excessive (TOWER) Art. III of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, 24 stories in height, with a frontage of 90 ft. and a depth of 179 ft. 6 in. and 192 ft. 7 in., irregular; to be occupied as offices, etc.; it is proposed to erect the street wall of a tower (25 per cent. of the area of the lot) 354 ft. 6 in. in height without a setback, at this point set back 5 ft. 6 in. to an additional height of 40 ft. and a further tapering height of 92 ft.; the proposed street wall of tower is in violation of section 8, subdivision g, under height exceptions, section 9, the tower should be set back 11 ft. at 200 ft. level; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, April 12, 1927, on certain conditions, and applicant requested a modification of the time limit.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the proposed structure shall be restricted in area, bulk and

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height in strict accordance with the drawings filed in this appeal; that no part of the building shall exceed in height the dimensions filed in this appeal, and that the requirements of the building zone resolution as to setback, area and use shall be complied with in all other respects, and that any permits required shall be obtained within six months and any work involved shall be completed within eighteen months from January 24, 1928.

1266-25-BZ.

APPLICANT—Philip J. Sinnott, for Louis J. Block, owner.

SUBJECT—Application for reopening—extension of time to procure permits—re application (decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—668-672 New Lots avenue, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

ACTION OF BOARD—Application reopened and time extended to obtain permits to complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1266-25-BZ)

WHEREAS, Philip J. Sinnott, for Louis J. Block, owner, filed, December 9, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station; premises 668-672 New Lots avenue (southwest corner of Jerome street), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 9, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that New Lots avenue is in a business district and Jerome street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 5, 1925 (App. No. 18573-25), reads:

"Proposition contrary to the Zone Resolution Art. II, Sec. 4A 46.

"The erection of a gasoline station in a business district.";

and
WHEREAS, the premises consist of a plot of ground having a frontage of 44 ft. 1 in. on New Lots avenue and 90 ft. on Jerome street upon which it is proposed to erect a gasoline selling station consisting of a small office, three 550-gallon gasoline tanks and the necessary pumps and piping; to be occupied as a gasoline selling station; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 21, in view of the surrounding and abutting conditions; and

WHEREAS, this application was granted by the board at its meeting, November 9, 1926, and applicant requests an extension of time to obtain permits.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that a wall of approved masonry not less than 12 ft. in height shall be erected on the lot line adjoining the contiguous properties, faced with enamel or light-color brick; that any electric arc lights, spotlights or stand lights erected on these premises shall be provided with reflectors at the rear

to protect the adjoining abutting properities from glare; that all necessary permits shall be obtained within six months and the work involved thereby shall be completed within six months from the date of this action, January 24, 1928.

749-26-BZ.

APPLICANT—Parsons, Closson & McIlvaine, for Scranton & Lehigh Coal Co., owner.

SUBJECT—Application for reopening—extension of time to procure permits—re application (decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building.

PREMISES AFFECTED—Northwest corner of 99th street and 103rd avenue, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Ellwood Thomas and George J. Patterson.

ACTION OF BOARD—Application reopened and time extended to complete work.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(749-26-BZ)

WHEREAS, Parsons, Closson & McIlvaine, for Scranton and Lehigh Coal Co., owner, filed, September 7, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a business building and appurtenances of a coal yard; premises northwest corner of 99th street and 103rd avenue, Ozone Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 22, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 103rd avenue to west of westerly line of 99th street is in a residence district, 99th street is in an unrestricted district and 98th street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 19, 1926 (N. B. 14656), reads:

"1. Contrary to Zoning Resolution of Board of Estimate and Apportionment.";

and
WHEREAS, the premises consist of a plot of ground having a frontage of 100 ft. on 99th street and 75 ft. on 103rd avenue (part of a larger plot of ground extending to the north and comprising the Scranton and Lehigh Coal Co.'s coal yard), upon which it is proposed to erect a one-story brick office building, 20 ft. 8 in. by 45 ft. in area and, also, a scales, the platform being 29 ft. by 30 ft. in area; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7a; and

WHEREAS, the permits as required by the conditions imposed in the original resolution have been obtained and are now in force; and

WHEREAS, pending the determination of the levels of the railroad grade crossing in relation to the existing highways, which crossing fronts this property, the applicant is estopped from proceeding with his work, and the board deemed an extension of time of one year from the date of this action within which to complete all work involved should be granted.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations, and that the application be and it hereby is granted on condition that the building proposed shall be restricted in height to one story above grade, located at the

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corner formed by the intersection of 103rd avenue and 99th street, with a frontage of 20 ft. 8 in. on 99th street and a frontage of 45 ft. on 103rd avenue and platform scales on 99th street front; that the openings in this structure on 103rd avenue frontage shall be restricted to windows the sills of which shall be not less than 3 ft. 6 in. above grade; that any vehicular entrance to the premises on 99th street shall be set back from 103rd avenue not less than 20 ft. northerly therefrom; that the vehicular entrance on 99th street shall be restricted to the loading scale platform, used in conjunction with business conducted on the premises; that the exterior walls of the structure shall be finished with face brick and natural stone trimmings; that no signs of any nature or description shall be displayed on 103rd avenue frontage; that any permits required shall be obtained within one year and any work involved thereby shall be completed within one year from the date of this action, and that the architect shall make a return to this board of the drawings in compliance with the foregoing stipulations for approval before submission to the superintendent of buildings.

174-27-BZ.

APPLICANT—Thomas I. Sheridan, for East Fordham Syndicate, Inc., owner.

SUBJECT—Application for reopening—extension of time to procure permits—re application (decision of superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district, and also in a "B" area district, the erection and maintenance of a gasoline service station, a motor vehicle repair shop and a garage for the storage of more than five (5) motor vehicles, also omission of rear yard, as required by the building zone resolution.

PREMISES AFFECTED—637 East Fordham road, The Bronx.

APPEARANCES—

For Applicant: Timothy J. Healy.

ACTION OF BOARD—Application reopened and time extended to obtain permits and complete work.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(174-27-BZ)

WHEREAS, Thomas I. Sheridan, for East Fordham Syndicate, Inc., owner, filed, February 18, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district and also in a "B" area district the erection and maintenance of a gasoline service station, a motor vehicle repair shop and a garage for the storage of more than five motor vehicles and also the omission of the rear yard, required by the building zone resolution; premises 637 East Fordham road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 26, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East Fordham road is in a business district, Belmont avenue is in a residence district and Hughes avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 10, 1926 (re N. B. 2906-1926), reads:

"1. Erection of proposed building partly in business district and partly in residence district to be occupied

as motor vehicle repair shop, service station, gasoline selling station and garage is contrary to provisions of Building Zone Resolution.

"2. Rear yard required for portion of building in residence district that is back to back with lot facing on Hughes avenue, which lot is occupied by dwelling."; and

WHEREAS, the proposed building is to be of fireproof construction, two stories and cellar in height, with a frontage of 172 ft. 9 in. on Belmont avenue, 50 ft. on Hughes avenue and a depth of 25 ft. and 175 ft., irregular; to be occupied as a gasoline service station and garage; and

WHEREAS, the board deemed that applicant was entitled to relief under sections 7c and 21 of the building zone resolution for use and occupancy of an automobile manufacturer's sales agency and distributing service station requiring at times the maintenance of more than five automobiles with gasoline in tanks of cars; and

WHEREAS, this application was granted by the board at its meeting, April 26, 1927, on certain conditions, and applicant requests an extension of time.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed two stories in height above grade; that it shall be constructed fireproof throughout; that the exterior of the first story or street fronts on Belmont avenue and East Fordham road shall be developed with plate glass show window store fronts within 100 ft. of Fordham road; that any gasoline stored on the premises shall not exceed 1,100 gallons and the gasoline storage equipment shall be located within the business use area of the Belmont avenue frontage; that the Hughes avenue front shall be restricted to but one emergency vehicular entrance; that the gable or side walls shall be unpierced throughout their entire height and length; that any signs erected shall be confined within the business use area of the plot; that the use and occupancy shall be restricted to the conduct and operation of an automobile manufacturer's sales and distributing agency station, with such use as is incidental to the conduct and operation of such business; that any repairs or adjustments made on the premises shall be restricted to manual operation; that no machinery shall be used on the premises other than a one-horse-power electric drill or lathe; that there shall be no portable gasoline tank permitted or maintained on the premises; that the front elevation shall be of attractive architectural design, finished with face brick or natural stone and with architectural terra cotta or stone trimmings; that the windows on the Hughes avenue front shall be glazed with translucent glass; that the architect shall make a return to this board of the finished drawings in accordance with the foregoing stipulations for approval before submitting same to the superintendent of buildings; that no portion of the premises shall be rented or hired for the storage of motor vehicles; that all necessary permits shall be obtained within nine months and the building completed within eighteen months from January 24, 1928.

CASES DISMISSED.

Appeals from Administrative Orders.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(905-27-A)

Filed August 9, 1927—Premises 467 Hamilton street, Long Island City, Borough of Queens. Order of the fire commissioner. Appellant: Socony Burner Corp. Dismissed for lack of prosecution.

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(912-27-A)

Filed August 12, 1927—Premises 420-428 East 31st street, Manhattan. Order of the fire commissioner. Appellant: D. MacFarlane. Dismissed for lack of prosecution.

(983-27-A)

Filed September 7, 1927—Premises east side of Boscobel avenue, 179.66 ft. north of East 169th street, The Bronx. Appellant: Philip J. Sinnott. Order of superintendent of buildings. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

WHEREAS, the foregoing appellant have filed appeals with the board of standards and appeals from orders and decisions of administrative officials affecting the premises in question; and

WHEREAS, the appellants have failed to complete their papers, though duly notified to do so.

Resolved, that the foregoing appeals be and they hereby are dismissed for lack of prosecution.

Under the Building Zone Resolution.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(893-27-BZ)

Filed August 8, 1927—Premises 1135-1139 Ogden avenue, The Bronx. Decision of superintendent of buildings. Applicant: William Shary. Dismissed for lack of prosecution.

(894-27-BZ)

Filed August 8, 1927—Premises east side of Jerome avenue, 200 ft. north of Clifford place, The Bronx. Decision of superintendent of buildings. Applicant: Thomas F. Carr. Dismissed for lack of prosecution.

(934-27-BZ)

Filed August 18, 1927—Premises southwest corner of 112th avenue and Nashville avenue, St. Albans, Borough of Queens. Decision of superintendent of buildings. Applicant: Gussie Wenar Holding Co., Inc. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

WHEREAS, the foregoing applicants have filed with the board of standards and appeals applications under the building zone resolution affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

Resolved, that the applications be and they hereby are dismissed for lack of prosecution.

Adjourned 4.50 p. m.

WILLIAM J. O'GORMAN, Secretary.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 24, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS.

502-27-S.

PETITIONER—Thomas I. Eheridan, for Stephens Realty Co., owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—16-24 West 47th street.

APPEARANCES—

For Petitioner: Kalman Sklarsky.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to February 7, 1928, at 2 p. m., on request of petitioner's representative.

740-27-S.

PETITIONER—Louis Heuthwohl, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—513-515 Flushing avenue, Brooklyn.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to February 7, 1928, at 2 p. m., to amend.

920-27-S.

PETITIONER—Dr. T. F. Kelleghan, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—272 Flushing avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Petitioner: James Valicenti.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to February 7, 1928, at 2 p. m., on request of petitioner's representative.

948-27-S.

PETITIONER—Ellis, Aaronson & Heidrich, for Chessler Realty Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—115-117 East 29th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 31, 1928, at 2 p. m., for final action.

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1353-21-S.

PETITIONER—Samuel Rosenblum, for Sundel Hyman, owner.

SUBJECT—Application for reopening—modification of resolution—re variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—138-142 Prince street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Application to reopen denied.
THE VOTE TO REOPEN AND MODIFY—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

454-26-S.

PETITIONER—Emor Realty Corp., lessee.

SUBJECT—Application for reopening—modification of resolution re variation of labor law as cited in order of fire commissioner and decision of superintendent of buildings.

PREMISES AFFECTED—9-11-13 East 59th street, Manhattan.

APPEARANCES—

For Petitioner: Otis C. Kurth.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Application to reopen denied.
THE VOTE TO REOPEN AND MODIFY—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

336-27-S.

PETITIONER—Shapiro & Sikawitt, for Jaffee & Seakwood, lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—7-9 West 36th street, Manhattan.

APPEARANCES—

For Petitioner: I. G. Sikawitt.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

THE RESOLUTION—

(336-27-S)

WHEREAS, Shapiro & Sikawitt, for Jaffe & Seakwood, lessee, filed, April 1, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 7-9 West 36th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 12, 1927 (Order No. 13679-LD), reads:

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law."

and

WHEREAS, the building is fireproof, 16 stories in height, 50 ft. by 100 ft. in area; OCCUPIED: stores and manufacture of ladies garments, 20 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: a fire tower and an interior fireproof stairway, ex-

tending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims that the lessee of the tenth story erected wooden partitions and shelving enclosing their showroom and offices at the front part of the building at a time when the fire department permitted the construction to be of wood; furthermore, the petitioner contends that it would be a great hardship if compelled to remove them.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

720-27-S.

PETITIONER—680 Sixth Avenue Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—680-688 Sixth avenue and 59-65 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: Harold Schwarzberg.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

THE RESOLUTION—

(720-27-S)

WHEREAS, 680 Sixth Avenue Corp., owner, filed, June 22, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 680-688 Sixth avenue and 59-65 West 39th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 26, 1927 (Order No. 18756-LD), reads:

"1. Remove combustible material from stair entrance hall on 1st story. (Cigar Stand) as per rule 5, of the Board of Standards and Appeals, adopted July 29th, 1924, and Section 272 of the Labor Law."

and

WHEREAS, the building is fireproof, 24 stories in height, 98 ft. 8¼ in. by 99 ft. 11¾ in. in area; OCCUPIED: 1st story, stores; upper stories, tenant factories, approximately 80 persons per story; petitioner occupying a part of the stair entrance hall (leading to 39th street), on the first story as a cigar stand; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that the cigar stand does not interfere with any of the exits from the building.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

785-27-S.

PETITIONER—Tepperberg & Glasser, Inc., for Aldine Paper Mills, Inc., lessee.

SUBJECT—Variation of labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—333-339 Hudson street and 94-96 Charlton street, Manhattan.

APPEARANCES—

For Petitioner: Jacob Greenfield.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

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THE RESOLUTION—

(785-27-S)

WHEREAS, Tepperberg & Glasser, Inc., for Aldine Paper Mills, Inc., lessee, filed, July 7, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the superintendent of buildings, affecting premises 333-339 Hudson street and 94-96 Charlton street, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated July 1, 1927 (N. B. 792-1927), reads:

"Plate glass used in new windows on street floor does not meet the requirements of the Industrial Code, Section 503.";

and
WHEREAS, the building is reinforced concrete, fireproof, ten stories in height, 102 ft. 11 in. by 99 ft. 10 in. in area; OCCUPIED: basement, storage, 3 persons; 1st story, stores and shipping, 30 persons; 2nd story, salesroom for floor coverings, 60 persons; 3rd to 8th stories, printers, 35 persons per story; 9th story, printers and radio manufacturers, 35 persons; 10th story, fountain pen manufacturers, 100 persons; petitioner occupying the north store on the Hudson street front of the building as a luncheonette; EQUIPPED with a sprinkler system and a fire alarm signal system; two legal means of exit; and

WHEREAS, the area of the glass in the street front show windows on Hudson street, north of the main entrance, is in excess of the requirements of the labor law; the area of the front light of each show window being 54 in. by 81 in.; the return being 37 in. by 81 in. and the transom light being 26 in. by 54 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of this portion of the building.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows of the show window on the first story, Hudson street front, north of main entrance, *on condition* that the opening shall be equipped with approved metal frames and sash, glazed with $\frac{1}{4}$ in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

910-27-S.

PETITIONER—Croker Nat'l Fire Prev. Eng. Co., for Drimmer Press, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—927 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(910-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Drimmer Press, owner, filed, August 12, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 927 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 5, 1927, reads:

"Order No. 15832-LD:

"1. Provide safe and unobstructed egress from the lower termination of the fire-escape at rear of building by constructing a fireproof passageway with an unob-

structed width of at least 3 ft. throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Sec. 273 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, five stories in height, 21 ft. 4 in. by 91 ft. 10½ in. in area at first story and 21 ft. 4 in. by 81 ft. 10½ in. in area above; OCCUPIED: 1st story, stationery supplies, 6 persons; 2nd story, book salesroom, 3 persons; 3rd story, printing, 7 persons; 4th and 5th stories, vacant at present, proposed occupancy of 8 persons on each story; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in fire-retarded partitions on the first story and wood stud, lath and plaster partitions above, with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the second story balcony, with EGRESS from the termination of the fire escape by means of an iron stairway leading to the roofs of the one-story extensions to the north; ROOFS of adjoining buildings: to north, two stories lower; to south, eleven stories higher; and

WHEREAS, petitioner contends that a similar order was issued by the fire department in 1920; that work was done upon the fire escape and the fire department was notified by the bureau of buildings that the work done was in accordance with approved plans and that a certificate of occupancy was issued by the bureau of buildings; that thereupon the fire department dismissed the violation of record; petitioner, therefore, requests, in view of these actions, that the existing means of egress from the termination of the fire escape be accepted.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects egress from the termination of the rear fire escape at second story level, *on condition* that the fire escape balcony shall be extended to the roof of the adjoining one-story extension to the north, with egress over three adjoining roofs to the north through buildings to the street; that the building shall be not increased in height or area, and this variation is granted so long as conditions as to occupancy and use remain unchanged.

929-27-S.

PETITIONER—Croker Nat'l Fire Prev. Eng. Co., for Paterno & Son Contracting Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—20 West 17th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(929-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Paterno and Son Contracting Co., owner, filed, August 18, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 20 West 17th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 11, 1927 (Order No. 22670-LD), reads:

"1. Provide safe and unobstructed egress from the

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lower termination of the exterior screened stairway at rear by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Sec. 273 of the Labor Law.”;

and

WHEREAS, the building is fireproof, 12 stories in height, 33 ft. 4 in. by 92 ft. in area at first story and 33 ft. 4 in. by 85 ft. in area above; OCCUPIED: 1st story, store for electrical fixtures, 8 persons; 2nd story, manufacturing men's neckwear, 11 persons; 3rd story, spooling cotton, 13 persons; 4th story, stockroom for lighting fixtures, 3 persons; 5th story, manufacturing men's clothing, 4 persons; 6th story, manufacturing leather goods, 12 persons; 7th story, manufacturing underwear, 15 persons; 8th story, manufacturing curtains, 20 persons; 9th story, manufacturing underwear, 18 persons; 10th story, cutting and shipping men's clothes, 8 persons; 11th story, manufacturing undergarments, 25 persons; 12th story, jobbing of ladies neckwear, 15 persons; 144 persons above the first story; EQUIPPED with a standpipe system and a fire alarm signal system; EXITS: an interior stairway constructed of slate treads and iron risers, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; an exterior screened stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the balcony at the mezzanine story level, with EGRESS from the termination of the fire escape by means of a fireproof passageway on the mezzanine story leading to the main hallway, and, also, by means of an iron stairway and bridge leading to the fire escape on the building to the east; ROOFS of adjoining buildings are seven and eight stories lower; and

WHEREAS, petitioner contends that the building was erected in 1910; that the exits were approved at the time by the bureau of buildings and, in view of the light occupancy, requests the acceptance of the existing means of egress.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects egress from the termination of the exterior fire escape at the first story mezzanine level through unpierced fireproof passageway to the main corridor at front of building, and by extending the rear fire escape at second story level by means of balcony and iron platform to the rear of the adjoining premises to the west, *on condition* that the occupancy shall be limited to the legal capacity of the main interior stairs, and this variation is granted so long as conditions as to use remain unchanged.

954-27-S.

PETITIONER—James F. Delany, for Emma G. Shuttleworth, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—2-6 Varick street and 126-130 Franklin street, Manhattan.

APPEARANCES—

For Petitioner: Charles G. Post.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(954-27-S)

WHEREAS, James F. Delany, for John J. Meenan, lessee, filed, August 26, 1927, a petition for a variation from the

requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 2-6 Varick street and 126-130 Franklin street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 25, 1926 (Order No. 1254-LD), reads:

“1. Reduce the area of wire glass in stairhall partition at west and north side of building on each story, so that same does not exceed 720 square inches and no one pane exceeds 360 sq. in., as per Rule 505 of the Industrial Code.”;

and

WHEREAS, the building is fireproof, ten stories in height, 46 ft. by 104 ft. and 75 ft., irregular, in depth; OCCUPIED as a tenant factory: 1st story, stores and storage, 42 persons; 2nd story, office and storage, 14 persons; 3rd story, storage, 1 person; 4th story, office and storage, 18 persons; 5th story, manufacture of extracts, 7 persons; 6th story, storage and manufacture of extracts, 19 persons; 7th story, office and storage, 6 persons; 8th story, storage, 5 persons; 9th story, printing, 15 persons; 10th story, office and factory, 23 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims that the total area of wire glass in partitions of easterly stairhalls is 9,990 sq. in. at first story; 7,587 sq. in. at second story; 3,996 sq. in. at fourth story; 11,835 sq. in. at sixth story; 1,653 sq. in. at each of the 8th, 9th and 10th stories; six of the lights at second story are each 607 sq. in. in area; three of the lights at each of the eighth, ninth and tenth stories are each 551 sq. in. in area; the exit door in westerly stairhall at each of the second to the tenth stories, inclusive, are provided with two lights of wire glass, each light 450 sq. in. in area; otherwise the stairhalls meet with the requirements of law; furthermore, the petitioner contends that 80 per cent of the building is used for office purposes and that no fire hazard exists under the present occupancy.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and that the petition be and it hereby is *denied*.

1418-22-S.

PETITIONER—Joseph K. Ellenbogen, for The Rollin Construction Co., owner.

SUBJECT—Application for reopening—extension of time of temporary variation—re variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1931-1939 Broadway and 110-118 West 65th street, Manhattan.

APPEARANCES—

For Petitioner: Philip J. Sinnott.

ACTION OF BOARD—Petition reopened and resolution amended.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(1418-22-S)

WHEREAS, Vetner W. Tandy, for Rollin Construction Co., owner, filed, November 23, 1922, a petition with the board of standards and appeals, for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1931-1939 Broadway and 110-118 West 65th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner reads:

“1. Provide continuous safe and unobstructed passageways at least 3 feet wide throughout their length, leading directly to both required means of exit by

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cutting a door at least 3 feet wide through the dividing walls on all stories. * * *

"2. Provide additional means of exit from the cellar, said exit to be located on the east side of the building. * * *

"3. Provide an outside iron balcony fire escape on the north side of six-story building. * * *";

nd
WHEREAS, the building is non-fireproof, four and six stories in height, divided into three sections, with a frontage of 116.2 ft. on Broadway and 100.5 ft. on 65th street; OCCUPIED: basement, storage, 13 persons; 1st story, theatres, stores and restaurants, 976 persons; 2nd story, offices, restaurant and printing, etc., 116 persons; 3rd story, offices, studios and factory, 50 persons; 4th story, offices and manufacturing, 4 persons; 5th story, school and offices, 34 persons; 6th story, studios, 11 persons; the means of egress consisting of an interior stairway in each section extending from the first story to the roof, enclosed in fireproof partitions with fire doors at the openings; and

WHEREAS, this petition was granted by the board at its meeting, January 23, 1923, on certain conditions, and petitioner requested a modification of these conditions as to time limit; and

WHEREAS, the conditions imposed by the board have been complied with; and

WHEREAS, the school occupancy has been discontinued.

Resolved, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and that the petition be and it hereby is *granted*, as to item No. 1, *on condition* that a fireproof, self-closing door to be provided at the passageway leading to bridge between the four and six-story section of the building on the 2nd, 3rd and 4th stories, and that a public passageway constructed of fire-resisting material with self-closing, fireproof doors at openings be provided on the rear portion of the 6th story, leading to proposed fire escape balcony shown on plans filed in this petition, and *granted*, as to item No. 2, *on condition* that the present stairway to hallway be maintained and the use of the southeast portion of cellar be limited to storage, and *granted*, as to item No. 3, *on condition* that at the 5th window from the front in the east wall of six-story building a fire escape balcony be provided, with a 60-degree stairway to roof, and with a 60-degree stairway to the balcony now existing on the 5th story, and that a balcony be provided at the 7th window from the front in the west wall with 60-degree stairways and balconies at the 3rd and 4th story level as shown on plans filed with this petition, and that at the west end of the 65th street front on 4th story an unobstructed passageway from the public hall be maintained to roof of three-story section to the west; that a 6 ft. fire hook be provided in public hallways on 2nd, 3rd, 4th and 5th stories at doors leading to proposed fire escape, said doors to be provided with a plain glass panel; that exit signs and red lights be provided at all means of egress, including the iron stairways to roof of four-story section, and that a 60-degree stairway be provided from roof of four-story section to roof of six-story section, and that the time for discontinuing building as originally stated shall be extended until September 1, 1928.

APPLIANCE SUBMITTED FOR APPROVAL.
1925-SA.

PETITIONER—William F. Doyle.

SUBJECT—Approval of Winslow Industrial Burner and Pump Unit—reopening—amendment of resolution.

APPEARANCES—

For Petitioner: William F. Doyle.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(19-25-SA)

WHEREAS, William F. Doyle filed, January 7, 1925, a petition with the board of standards and appeals for approval of the device known as the Winslow Industrial Burner and Pump Unit; and

WHEREAS, a committee of the board inspected this device in operation at premises 1325 East 19th street, Borough of Brooklyn, and recommended the approval of the device; and

WHEREAS, this burner was approved by the board at its meeting, October 26, 1926, and petitioner requested an amendment to change the arrangement of the burner and improve the design and to change the name to the Winslow Kleen Heet Burner Model 805 and 820.

Resolved, that the board of standards and appeals does hereby *approve* the Winslow Kleen Heet Burner Model 805 and 820 for use with Grade A and Grade B fuel oil when installed, operated and maintained in accordance with the fuel oil rules of the board of standards and appeals.

CASE DISMISSED.

Variation of the Labor Law.

The chairman called attention to the following case, where notice of intention to petition was offered for filing, but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(872-27-S)

Filed August 1, 1927—Premises 21 East 8th street, Manhattan. Order of the fire commissioner. Petitioner: Albina Cavinato. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin 5

Negative 0

Absent 0

THE RESOLUTION—

WHEREAS, the foregoing petitioner has filed a petition with the board of standards and appeals from an order of the fire commissioner affecting the premises in question; and

WHEREAS, the petitioner has failed to complete his papers; though duly notified to do so.

Resolved, that the foregoing petition be and it hereby is *dismissed* for lack of prosecution.

Adjourned 6.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

RULES

EXIT RULES—REVOLVING DOORS

Adopted, under Cal. No. 842-17-S, Sept. 6, 1917; amended, under Cal. No. 41-19-S, Feb. 11, 1919; under Cal. No. 412-20-S, July 8, 1920, and under Cal. No. 41-19-S, Jan. 8, 1924.

Rule 1. Classification of Revolving Doors. For the purpose of these rules revolving doors shall be classified as follows:

(a) **Type A. "Automatic Collapsible"** in which the individual wings are maintained in the normal revolving position, but which doors are so designed and constructed that in the event of excessive pressure being exerted on the wings, the braces or other devices which hold the wings in their normal position shall be disconnected, thereby permitting easy egress through the vestibule at least equivalent to that provided by a pair of swinging doors having the same width as the vestibule opening.

No revolving doors shall be included in this classification if the pressure necessary to collapse any wing exceeds one hundred and fifty (150) pounds when exerted at a point three (3) inches from the outer edge of the wing, and three (3) feet six (6) inches above the floor, but shall be classified under type B.

(b) **Type B. "Rigid Brace"** in which the individual wings are maintained in the normal revolving position by rigid braces or similar devices, but which doors are so designed and constructed that the braces or other devices which hold the wings in their normal position may be manually released by simple mechanical means, thereby permitting the individual wings to be manually collapsed and so arranged as to permit free egress through the vestibule.

Rule 2. Revolving Doors. Prohibitions. Revolving doors shall be prohibited in exit doorways from assembly halls, asylums, auditoriums, churches, dance halls, hospitals, motion picture theatres, schools, theatres, or from any room or space within a building where more than three hundred (300) persons congregate for purposes of amusement, instruction or worship; except that the main entrance doorway to a hospital or sanitarium may be equipped with either type A or B revolving doors when supplemented by swinging doors not less than three (3) feet eight (8) inches wide at this or other paths of egress.

Rule 3. Revolving Doors—Department Stores. Type A revolving doors hereafter installed shall be accepted in exit doorways from department stores provided doorways aggregating at least fifty (50) per cent of the legal re-

quired width, equipped with swinging doors, are installed and one or more such outwardly swinging doors are located immediately adjacent to each revolving door. Such swinging doors need not be equipped with handles on the outside, and shall have a minimum clear width of three (3) feet.

Rule 4. Existing Revolving Doors. Except where otherwise prohibited existing Type A revolving doors may be retained as required means of exit in doorways from buildings.

Except where otherwise prohibited existing Type B revolving doors may also be retained as required means of exit in buildings, when, in the opinion of the administrative official having jurisdiction, no dangerous exit condition exists. If, however, such dangerous exit condition is deemed by him to exist, they shall be either replaced by Type A revolving doors, or supplemented by at least one swinging door not less than three (3) feet wide located adjacent to the revolving door, as the administrative official may direct.

Rule 5. New Revolving Doors. In buildings other than assembly halls, asylums, auditoriums, churches, dance halls, department stores, hospitals, motion picture theatres, schools and theatres, coming under the exit provisions of the building code, doorways serving as required exits may hereafter be equipped with Type A revolving doors or with Type B revolving doors, provided such revolving doors, not exceeding three in a unit, shall have an outwardly swinging door at least three (3) feet wide located immediately adjacent thereto.

Rule 6. Revolving Doors—Subway Entrances. Required exit doorways from buildings which serve in addition as a means of subway entrance and exit may be equipped with type A revolving doors, provided doorways of the legal required width equipped with swinging doors are also installed and one or more such outwardly swinging doors are located adjacent to each revolving door.

Rule 7. Saving Clause. But nothing in these rules shall prevent the installation on the exit doors from a bank, trust company, jewelry store, or any store devoted to a single similar use, of a locking device which may be operated by electricity or other means from the interior of the building, to be used only in an emergency.

RULES

FACTORY EXIT RULES ADOPTED FEBRUARY 23, 1927.

64-27-SR

STANDARD FACTORY EXITS

Section 1—Fire Escapes.

Rule 1. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level, one of the required means of exit or escape under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, labor law, and in addition thereto:

(1) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or

center of stair tread, constructed of bars at least one-half ($\frac{1}{2}$) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grille work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half ($1\frac{1}{2}$) inch mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

(b) Any such fire escape erected prior to October 1, 1913, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be not less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees.

RULES

Rule 2. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, five stories or less in height, one of the required means of exit under Section 271 of the Labor Law may consist of an outside iron fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, Labor Law.

(b) Existing fire escapes shall comply with all the provisions of Section 274, Labor Law and in addition thereto

(1) The balconies shall be not less than 3 feet in width.

(2) The rails around balconies and well holes and on stairways shall be not less than 3 feet in height.

(3) Passageways on the balconies shall be not less than 14 inches in the clear.

(4) At least one opening to each balcony shall be a single fireproof casement door at least 2 feet wide and at least 6 feet in height, except that where the distance between the sill and lintel will not permit of an opening 6 feet in height, a casement door not less than 4 ft. 6 in. in height will be permitted.

Rule 3. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided.

Such fire doors may be at window sill level if fixed on step at least two feet wide, with risers not exceeding eight (8) inches, and treads not less than eight (8) inches are provided on the inside from floor level to sills properly secured.

Rule 4 (a) Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.

(b) A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

Rule 5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Section 2—Enclosure of Factory Stairways.

Rule 6. Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty-five persons employed above the second story, all interior stairways, serving as required means of exit, and the landings, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible, and sprinkler	Contents non-combustible, and sprinkler
One	Stairways Enclosed			
Two	Stairways Enclosed	Stairways Enclosed		
Three	Stairways Enclosed	Stairways Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

The term "story" as used above means that part of a building between any floor and the floor or roof next above;—the first story is that part of a building which is more than 50 per cent above the floor below and the floor next above the curb or average grade level.

Where the stairway extends to the top floor of the building, such partitions shall extend to the under side of the roof boarding. That portion of the under side of the roof beams within the stair enclosure shall be covered with fire resisting material, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the under side of the roof.

Where the stairway is required to extend to the roof, the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof with louvres or ventilators, or exterior windows with ventilating sections at the top floor.

All openings in such partitions shall be provided with approved self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, will be accepted as a compliance with this rule when both sides of the fire wall or walls are occupied on any factory floor by the same occupant.

Rule 7. Where there are occupancies on any story or part of a story involving the storage or use below the top story of the following materials and exceeding the amount specified, and there are more than 5 persons employed at manufacturing above such occupancy, the interior stairway serving as required means of egress shall be enclosed on that story with fire resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 lbs.

Volatile inflammable oils, 1 gal.

Volatile inflammable mixtures, 5 gals.

Combustible mixtures, 10 gals.

Paints, varnishes and lacquers, 10 gals.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupancies as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

Rule 8. Required Exits and Enclosures of Stairways in Two-story Factory Buildings.

1. Required Exits.—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which

RULES

from every floor above or below grade shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law, or rule 2 of these rules. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when sill is more than 8 inches above the floor level; and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof, except on the front of buildings.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Rule 9. Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 7 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

Rule 10. Storage of Combustible Material Within Factory Stairway Enclosures.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.

Section 3—Safe Egress from Roofs of Factory Buildings.

Rule 11. Interior stairways serving as required means of exit in factory buildings erected after October 1, 1913, and not exceeding five stories in height, and in buildings erected before October 1, 1913, now occupied or to be occupied as a factory, shall not be required to extend to the roof where there is no safe egress from the roof, under Sections 270, 271 and 272, Labor Law.

(a) When the roofs, or the top of the parapet wall of an adjoining building are more than eight feet below or more than five feet above the top of the parapet wall of the building in question, and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where any outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings five feet above the roof or parapet wall of the building in question.

(b) When the roof of the building in question has a pitch exceeding one foot in six feet of horizontal run.

Rule 12. (a) When there is no safe egress from the roof, as above described, there shall be in all cases at least a double-rung ladder at the top of the interior stairway, and within the interior stairway enclosure when stairway is enclosed. Such ladder shall be at least 18

inches in width and shall be properly secured at top and bottom. The ladder shall lead to a scuttle opening not less than 2 feet by 3 feet or be of such additional area as may be required to provide ample head room. The scuttle cover shall be hinged and of light weight construction, or be counter-balanced. An easily operated hook may be provided on scuttle cover.

(b) Where the stair bulkhead door opens within 10 feet from the open edge of the roof, an iron railing properly braced at least 3 feet high and at least 10 feet long shall be provided at the edge of roof.

SUBSTANDARD FACTORY EXITS.

Section 4—Fire Escapes.

Rule 13. When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) Fire Escapes.—All substandard fire escapes on factory buildings shall be maintained structurally safe, properly painted, and with the openings leading thereto, kept in good repair.

In lieu of a counter-balanced stairway, a drop ladder in guides with a back-drop gravity hook may be provided.

The drop ladder shall be of sufficient length to reach from the lowest balcony to the ground or safe landing place, with a passageway opening cut in the balcony rail, which rail shall be properly braced.

When such substandard fire escapes are located in a court, side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yards, or the lowest balcony may be connected to an adjoining fire escape, exterior stairway, to the roof of adjoining extensions, or other means of egress satisfactory to the authorities having jurisdiction.

Substandard fire escapes shall be kept clear of all obstructions, shall not be used for fire drills, and shall not be considered as a basis for increase in occupancy.

Section 5—Stairways and Bridges.

Rule 14.—Interior Stairways.—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unobstructed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed. An easily operated panic bolt or other similar device may be installed at street exit door.

Rule 15.—Exterior Screened Stairways.—Exterior screened stairways not serving as a required means of egress shall be maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed, and egress from termination shall be provided as required for substandard fire escapes in subdivision a.

Rule 16.—Horizontal Bridges.—Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted, and access thereto and all passageways thereof shall be maintained unobstructed.

Rule 17. No sign of any character shall be placed at openings leading to these sub-standard exits.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

1029-27-A—39 Fifth avenue, Manhattan.

1030-27-A—13-16 Central Park West, Manhattan.

1031-27-A—20-28 West 72nd street, Manhattan.

1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.

1372-21-SA—Ford Fire Line Reducing Valve, approval of.

447-22-SA—Howard Water Pressure Reducing Devices, approval of.

610-22-SA—Crocker Gas Valve, approval of.

799-22-SA—Kennell Gas Cut-Off Valve, approval of.

1173-22-SA—Anti-Syphon Valve, approval of.

1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.

1249-22-SA—Clen Oil Burner, approval of.

1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.

1526-22-SA—De'aney Fuel Oil Burner, approval of.

57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.

124-23-SA—Master Gas Shut-Off Valve, approval of.

125-23-SA—Packless Gas Shut-Off Valve, approval of.

127-23-SA—S. & K. Gas Shut-Off Valve, approval of.

232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.

275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.

279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.

297-23-SA—"Automatic" Deluge Valve, approval of.

443-23-SA—Automatic Gas Shut-Off, approval of.

525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.

952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)

959-23-SA—Hydro Carbon Oil Burner, approval of.

1146-23-SA—Pennsylvania Globe Rotary Oil Burner, approval of.

1176-23-SA—Ziegler Oil Burner, approval of.

1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.

1346-23-SA—Heatiator Oil Burner, approval of.

1429-23-SA—Kerrihard Oil Burner, approval of.

1550-23-SA—Apex Gas Cut-Off Valve, approval of.

492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.

755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.

907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.

1016-24-SA—Milnes Oil Burner, approval of.

1108-24-SA—Simplicity Fuel Oil Burner, approval of.

1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.

1146-24-SA—Salvo Fire Extinguisher, approval of.

1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.

1500-24-SA—Smolensky Check Valve, approval of.

558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.

683-25-SA—Billow Fuel Oil Burner, approval of.

985-25-SA—Amdyco Foam Fire Extinguisher, approval of.

1106-25-SA—Modern Oil Burner, approval of.

1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.

1264-25-SA—Koerting Gear Pump, approval of.

1346-25-SA—Palmer Gravity Lock, approval of.

55-26-SA—Ferreira Oil Burner, approval of.

111-26-SA—Gem Fuel Oil Burner, approval of.

167-26-SA—Johnson Automatic Oil Burner, approval of.

353-26-SA—Signal Weatherproof Bells, approval of.

364-26-SA—Kork-n-Seal, approval of.

397-26-SA—Worthington Triplex Vertical Power Pump, approval of.

418-26-SA—Film Inspection Machine (approved type), approval of.

484-26-SA—Protectoseal Cover, approval of.

542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.

751-26-SA—Jones Oil Burner, approval of.

755-26-SA—Sundstrand Automatic Oil Burner, approval of.

764-26-SA—Berggren Oil Burner, approval of.

781-26-SA—Solenoid Type Single Stroke Bells, approval of.

792-26-SA—North American Low Pressure Oil Burner, approval of.

890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.

929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.

950-26-SA—Ideal Fuel Oil Burner, approval of.

52-27-SA—M-D Rotary Fuel Oil Pump, approval of.

88-27-SA—Hauck Venturi Low Pressure Oil Burner, approval of.

110-27-SA—Wilbur Extinguisher, approval of.

115-27-SA—Even-Heat Oil Burner, approval of.

128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.

129-27-SA—Stroud-In-The-Door Oil Burner, approval of.

187-27-SA—Keenan Gas Shut-Off Valve, approval of.

328-27-SA—Holby Oil Burner, approval of.

402-27-SA—Faraday Model "F," 110 Volt A.C. Fire Alarm, approval of.

458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.

481-27-SA—Eisler Automatic Oil Burner, approval of.

527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.

537-27-SA—Leader Gas Shut-Off Valve, approval of.

618-27-SA—Stuhler Oil Burner, approval of.

630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.

651-27-SA—The S. & G. Panic Lock, approval of.

673-27-SA—Morrissey Oil Burner, approval of.

698-27-SA—Everite Oil Burner, approval of.

810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.

814-27-SA—Elkhart Flush Type Siamese, approval of.

899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.

900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.

957-27-SA—Goodspeed Automatic Oil Burner, approval of.

1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	10
Cases filed up to January 25, 1928.....	65	Dismissed	9
Restored to calendar.....	8	Denied	23
		Granted	0
		Granted on condition.....	49
		Appliances approved.....	0
		Appliances dismissed, disapproved or withdrawn.....	1
		Rules approved.....	0
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	25	Requests to reopen granted.....	22
Requests to amend.....	6	Requests to reopen denied.....	3
Requests for modification.....	3	Requests to amend granted.....	6
Requests to rescind.....	0	Requests to amend denied.....	0
Requests for extension of time.....	7	Requests for modification granted.....	1
Requests for extension of permit.....	0	Requests for modification denied.....	2
Requests for mechanical installations.....	0	Requests to rescind granted.....	0
Requests for approval of plans.....	0	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	7
Requests for interpretation.....	0	Requests for extension of time denied.....	0
Total	783	Requests for extension of permit granted.....	0
Disposed of.....	133	Requests for extension of permit denied.....	0
Cases pending January 25, 1928.....	650	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	0
		Plans disapproved.....	0
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	0
		Requests withdrawn or dismissed.....	0
		Total	133

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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FEBRUARY 7, 1928

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No. 6

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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This issue of the Bulletin contains, in the order given—

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The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, January 31, 1928, at 10 a. m.

Minutes of Regular Meeting, January 31, 1928, at 2 p. m.

Fire Drill Rules.

Appliances Approved.

Reserve Calendar.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, February 7, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, February 14, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman,

CALENDAR

DOCKET.

New Cases Filed Week Ending February 1, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
91-28-BZ.....	B.B.Bx...	80-84 E. 161st st., Bx., N. B. 36-28
90-28-S.....	F.D.....	95-97 Van Dam st., Man., L. D. 28455
89-28-S.....	B.B.M....	347-351 W. 36th st., Man., N. B. 519-27
88-28-BZ.....	F.D.....	109-65, 109-71 Sutphin blvd., Jamaica, Q., Alt. 58-28
87-28-A.....	F.D.....	226-228 Newell st., Bklyn., F-4247
86-28-A.....	F.D.....	250 Greenpoint ave., Bklyn., F-89896
85-28-BZ.....	B.B.M....	576-582 Eighth ave., Man., N. B. 29-28
84-28-BZ.....	B.B.M....	444-446 Park ave., Man., Alt. 1727-27
83-28-BZ.....	B.B.B....	1239 East New York ave., Bklyn., Applic. 22486
82-28-A.....	F.D.....	115 Ocean ave., Bklyn., L. C. 14507
81-28-A.....	B.B.M....	188 Bowery, Man., Alt. 2839-27
80-28-A.....	B.B.Q....	Northeast corner of Palo Alto ave. & 188th st., Hollis, Q., Certificate of Occupancy
79-28-S.....	F.D.....	751-753 Fourth ave., Bklyn., L. D. 30115
78-28-SA.....	F.D.....	Petro Burner, Model O, Appliance
77-28-A.....	F.D.....	24-11 24th st., L. I. C., Q., L. C. 11201
76-28-A.....	F.D.....	24-73 Kindred st., Astoria, Q., L. C. 13678
75-28-A.....	F.D.....	1275-1277 Broadway, Bklyn., F-30232
74-28-BZ.....	B.B.Q....	45-76, 45-78 and 45-80 164th st. (24th st.), Flushing, Q., Alt. 3994-27
73-28-BZ.....	B.B.Bx...	Northeast corner of 230th st. & Corlear ave., Bx., N. B. 84-28
72-28-BZ.....	T.H.D....	1840 Grand Concourse, Bx., Alt. 169-27
71-28-BZ.....	B.B.B....	285-289 Thatford ave., Bklyn., Applic. 23993-27
70-28-S...	F.D. & B.B.M...	116-120 W. 42nd st., Man., L. D. 18767 & Alt. 2798-27
69-28-S.....	F.D.....	237-245 W. 35th st., Man., L. D. 9944
68-28-BZ.....	B.B.M....	1230-1248 Third ave., Man., N. B. 549-27
67-28-A.....	F.D.....	23-33 Meadow st., Bklyn., F-30552
66-28-BZ.....	B.B.Q....	Northwest corner of Hollis ave. & Rosedale blvd. (206th st.), Hollis, Q., N. B. 343-28

Restored to Calendar.

928-27-A.....	F.D.....	350-360 Hudson st., Man., F-9688
540-27-BZ.....	B.B.B....	725-727 Bedford ave., Bklyn., Applic. 7762-27
510-27-BZ.....	B.B.Q....	Southwest corner of Cooper ave. & Cypress Hills rd., Ridge- wood, Q., N. B. 2162-27

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, FEBRUARY 7, 1928, AT 2 P. M.

Building Zone Cases.

956-27-BZ.	APPLICANT—Henry R. Mygatt, for Stanley Murray, owner.
	PREMISES—East side of Jerome avenue, 105.36 feet north of East 172nd street, The Bronx.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the erection and main- tenance of a garage for the storage of more than five (5) motor vehicles.
1013-27-BZ.	APPLICANT—John F. Buchan, for Ralph Ferrara, owner.
	PREMISES—8159-8167 Liberty avenue, Woodhaven, Bor- ough of Queens.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the erection and main- tenance of a gasoline service station.
1025-27-BZ.	APPLICANT—Gardiner Conroy, for Oppenheim, Michelson & Zamore Realty Corp., owner.
	PREMISES—Southwest corner of Avenue U and Brigham street, Brooklyn.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the erection and main- tenance of a gasoline service station.
1027-27-BZ.	APPLICANT—Edward P. Doyle, for G. & K. Investing Corp., owner.
	PREMISES—East side of Bailey avenue, 153.03 feet north of Albany Crescent, The Bronx.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a residence district the erection and main- tenance of a business building (stores).
1028-27-BZ.	APPLICANT—Edward P. Doyle, for Max Weinstein, owner.

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PREMISES—West side of White Plains road, 130.26 feet south of Sagamore street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
NO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

033-27-BZ.

APPLICANT—Samuel Rosenblum, for Paul Dispensa, owner.

PREMISES—111-15 37th avenue (Polk avenue), Corona, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

NO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

050-27-BZ.

APPLICANT—William F. Doyle, for S. S. Kresge Co., owner.

PREMISES—2125 86th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

NO PERMIT in a residence district, extending from a business district, the erection and maintenance of a building occupied in part for business purposes.

051-27-BZ.

APPLICANT—William F. Doyle, for Rutland Parkway, Inc., owner.

PREMISES—724-740 Ralph avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

NO PERMIT in a business district the erection and maintenance of a gasoline service station.

079-27-BZ.

APPLICANT—William F. Doyle, for Repp Holding Corp., owner.

PREMISES—Southeast corner of Utica avenue and Avenue O, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

NO PERMIT in a business district the erection and maintenance of a gasoline service station.

082-27-BZ.

APPLICANT—Philip J. Sinnott, substituted for William F. Doyle, for Wezco Realty Corp., owner.

PREMISES—200-208 East 111th street and 2013-2025 Third avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

NO PERMIT in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles and the installation of a gasoline service station (previously withdrawn).

085-25-BZ.

APPLICANT—Harry Landy, for Love Lane Garage Corp., owner.

PREMISES—46-50 Love lane, northwest corner of College place, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution (Reopened to amend and modify),

NO PERMIT in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.

FEBRUARY 7, 1928, 10 A. M.

Appeals from Administrative Orders.

445-27-A—324-330 Douglass street, Brooklyn.

919-27-A—58-64 West 40th street (9th floor), Manhattan.

927-27-A—346-364 Hudson street, 88-98 King street and 79-89 Charlton street, Manhattan.

985-27-A—50 Pine street, Manhattan.

988-27-A—81-83 Alexander avenue, 305-323 East 132nd street and 306-308 East 133rd street, The Bronx.

1008-27-A—167 East 105th street, Manhattan.

1012-27-A—North side of Coney Island Creek, 610 feet east of Old Sea Beach R.R., Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 7, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 897-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of Harry Cook, applicant, on behalf of Keva Skodnick, owner, to permit in a residence district the erection and maintenance of a business building (stores); premises southwest corner of Hollis avenue and 191st street, Hollis, Borough of Queens.

CAL. NO. 802-27-BZ—Application, July 11, 1927, under section 21 of the building zone resolution, of Colonial Installation Corp., applicant, on behalf of Benjamin Sakren, owner (Jack Jacobsen, lessee), to permit in a business district the erection and maintenance of a gasoline service station; premises 380 Rogers avenue, northwest corner of Empire boulevard, Brooklyn.

CAL. NO. 906-27-BZ—Application, August 9, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Walter-J. M. Donovan, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously withdrawn); premises 3803-3809 Tenth avenue and 440-446 West 204th street, southeast corner, Manhattan.

CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Inc., owner (for amendment and modification of the previous resolution), to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

CAL. NO. 946-27-BZ—Application, August 24, 1927, under section 21 of the building zone resolution, of Saul Goldsmith, applicant, on

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behalf of Bernard Corn, owner, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story; premises 8502-8512 19th avenue and 1864-1878 85th street, northwest corner, Brooklyn.

CAL. NO. 885-27-BZ—Application, August 4, 1927, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Eugene H. McCauliff, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2722-2728 Bailey avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

FEBRUARY 7, 1928, 2 P. M.

Petitions for Variations.

- 683-27-S—2-16 West 33rd street, Manhattan.
- 939-27-S—151-153 West 26th street, Manhattan.
- 861-27-S—611-621 Fifth avenue, 1-7 East 49th street and 28 East 50th street, Manhattan.
- 865-27-S—40-42 West 37th street, Manhattan.
- 898-27-S—771-773 First avenue, Manhattan.
- 944-27-S—160 East 126th street, Manhattan.
- 987-27-S—81-83 Alexander avenue, 305-323 East 132nd street and 306-308 East 133rd street, The Bronx.
- 997-27-S—225-235 West 37th street (10th floor), Manhattan.
- 1038-27-S—1750 Webster avenue, The Bronx.
- 502-27-S—16-24 West 47th street, Manhattan.
- 740-27-S—513-515 Flushing avenue, Brooklyn.
- 920-27-S—272 Flushing avenue, Long Island City, Borough of Queens.

Appliances Submitted for Approval.

- 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
- 1076-27-SA—Ford Automatic Pressure Regulating Valve, approval of.

FRIDAY, FEBRUARY 10, 1928, AT 2 P. M. SPECIAL MEETING.

Rules.

- 281-22-SR—"Standpipe"—"Fire Lines," amendments to.

CALL OF CLERK'S CALENDAR

TUESDAY, FEBRUARY 14, 1928, AT 2 P. M.

Building Zone Cases.

- 926-27-BZ.
- APPLICANT—John J. Dunnigan, for Goldix Realty Corp., owner.
- PREMISES—1440 Sedgwick avenue, The Bronx.
- APPLICATION, under sections 7e and 21 of the building zone resolution,
- TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
- 937-27-BZ.
- APPLICANT—Philip J. Sinnott, for Abraham Linsky, owner.

PREMISES—5338-5342 Kings Highway, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

947-27-BZ.

APPLICANT—Joseph A. Walsh, for Louis Berkwit, owner.

PREMISES—West side of White Plains road, 50 ft. south of Mace avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

961-27-BZ.

APPLICANT—The New York Edison Co., owner.

PREMISES—148-148½ East 40th street and 151-153 East 39th street, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and extension to an existing transforming and electrical distributing station.

1003-27-BZ.

APPLICANT—Bennett & Koepfel, for J. W. Sands Realty Corp., owner.

PREMISES—6913-6921 Fourth avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of an apartment house with store occupancy on the first story.

1024-27-BZ.

APPLICANT—I. L. Crausman, for 174th Street and Jerome Avenue Realty Corp., owner.

PREMISES—1650-1664 Jerome avenue and 1-9 East 174th street, The Bronx.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1109-27-BZ.

APPLICANT—Lillian R. Walker, owner.

PREMISES—East side of Woodhaven boulevard, 100.64 ft. south of Liberty avenue, Woodhaven, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1018-27-BZ.

APPLICANT—Charles Pfeifer and Meta Frese, owners.

PREMISES—2560 Coney Island avenue and 827 Gravesend Neck road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

523-27-BZ.

APPLICANT—Peter M. Coco, for Isidore Zuckerman, owner.

PREMISES—Easterly junction of 46th road, 189th street and Hollis Court boulevard, Flushing, Borough of Queens.

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APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

524-27-BZ.

APPLICANT—Peter M. Coco, for Isidore Tannenbaum, owner.

PREMISES—Junction of Rocky Hill road and 47th avenue, 57.67 ft. west of 202nd street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

688-27-BZ.

APPLICANT—Peter M. Coco, for Russell Gasero, owner.

PREMISES—Southeast corner of Northern boulevard and 239th street, Douglaston, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

689-27-BZ.

APPLICANT—Peter M. Coco, for Orlando Vecchione, owner.

PREMISES—Junction of Kissena boulevard and Colden avenue, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

787-27-BZ.

APPLICANT—Philip J. Sinnott, substituted for Louis A. Sheinart, for Edis Realty Co., Inc., owner.

PREMISES—Northeast corner of Bay Ridge avenue and Shore road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station (previously denied).

FEBRUARY 14, 1928, 10 A. M.

Appeals from Administrative Orders.

1022-27-A—806-808 Broadway and 104-106 Fourth avenue, Manhattan.

1075-27-A—756-768 First avenue and 400 East 43rd street, Manhattan.

1077-27-A—3 East 61st street, Manhattan.

694-27-A—217-221 Main street, Tottenville, Borough of Richmond.

768-27-A—232-236 East 40th street, Manhattan.

933-27-A—604 West 46th street, Manhattan.

945-27-A—1208 Richmond avenue, Graniteville, Borough of Richmond.

1009-27-A—129-133 West 20th street, Manhattan.

1106-27-A—3-7 West 29th street, Manhattan.

968-27-A—Review avenue and Thomas street, between Long Island Railroad and Newtown Creek, Building No. 33, west end, Long Island City, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions

of the building zone resolution, *Tuesday morning, February 14, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 556-27-BZ—Application, May 17, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of Thomas M. Gilligan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of White Plains avenue and East Tremont avenue, The Bronx.

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 855-27-BZ—Application, July 26, 1927, under section 21 of the building zone resolution, of Harry H. Holler, applicant, on behalf of Anna C. Bingler, owner (Certified Gas Stations, Inc., lessee), to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens.

CAL. NO. 984-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of T. & R. Construction Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of West 167th street and Sedgwick avenue, The Bronx.

CAL. NO. 1000-27-BZ—Application, September 12, 1927, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Patrick B. Noone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Woodhaven boulevard and 158th avenue, Aqueduct, Borough of Queens.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

FEBRUARY 14, 1928, 2 P. M.

Petitions for Variations.

733-26-S—138-144 West 25th street, Manhattan.

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798-27-S—27-39 West 57th street, Manhattan.
 891-27-S—31-37 East 31st street, Manhattan.
 964-27-S—14-16 East 38th street (fifth floor), Manhattan.
 965-27-S—14-16 East 38th street, (seventh floor), Manhattan.
 1010-27-S—129-133 West 20th street, Manhattan.
 1020-27-S—224 East 38th street, Manhattan.
 1021-27-S—4137-4139 Third avenue, The Bronx.
 1055-27-S—452-456 West 55th street, Manhattan.
 1105-27-S—3-7 West 29th street, Manhattan.
 1114-27-S—810 Broadway, Manhattan.
 1296-27-S—38-40 West 48th street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, FEBRUARY 21, 1928, AT 2 P. M.

Building Zone Cases.

952-27-BZ.
 APPLICANT—Charles Martens, for Leah K. Kosower and Rosie Glickman, owners.
 PREMISES—8102-8104 18th avenue and 1784-1786 81st street, southwest corner, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

958-27-BZ.
 APPLICANT—Henry J. Nurick, for Elias Burak, owner.
 PREMISES—509 Leonard street and 285-295 Driggs avenue, southwest corner, Brooklyn.
 APPLICATION, under sections 7e and 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station.

962-27-BZ.
 APPLICANT—Charles E. Heydt, for 739 West End Avenue Corp., owner.
 PREMISES—739 West End avenue and 301 West 96th street, northwest corner, Manhattan.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a residence district the erection of a one-story extension, also the alteration and change of the cellar living apartment for store purposes.

963-27-BZ.
 APPLICANT—W. T. McCarthy, for James McLaren, owner.
 PREMISES—867 Union street, Brooklyn.
 APPLICATION, under section 7b of the building zone resolution,
 TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a building to be used for store purposes.

976-27-BZ.
 APPLICANT—Philip J. Sinnott, for McMahon Brothers, owners.
 PREMISES—Southwest corner of Queens boulevard and Devon place, Kew Gardens, Borough of Queens.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT, partly in a business district and partly in a residence district, the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles.

1007-27-BZ.
 APPLICANT—Gardiner Conroy, for Emma C. Rivers, owner.
 PREMISES—69-73 East 16th street and 1601-1611 Church avenue, northeast corner, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a residence district the erection and maintenance of an apartment house with store occupancy on the first story.

1042-27-BZ.
 APPLICANT—Kavy & Kavovitt, for Ely Horlick, owner.
 PREMISES—219-221 Frost street, Brooklyn.
 APPLICATION, under sections 7e and 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1053-27-BZ.
 APPLICANT—William F. Doyle, substituted for Henry J. Nurick, for Clarog Holding Corp., owner.
 PREMISES—665-667 Rogers avenue and 208-222 Clarkson avenue, Brooklyn.
 APPLICATION, under sections 7a and 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

510-27-BZ.
 APPLICANT—McCoey & Conroy, substituted for Philip J. Sinnott, for Alden Terrace Corp., owner.
 PREMISES—Southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.
 APPLICATION, under sections 7g and 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

540-27-BZ.
 APPLICANT—Henry J. Nurick, for Abraham Goldinger, owner.
 PREMISES—725-727 Bedford avenue, southeast corner of Flushing avenue, Brooklyn.
 APPLICATION, under sections 7g and 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

FEBRUARY 21, 1928, 10 A. M.

Appeals from Administrative Orders.

1078-27-A—408-410 West 207th street, Manhattan.
 1107-27-A—123-129 West 44th street, Manhattan.
 969-27-A—227-228 West street, Manhattan.
 1005-27-A—Southwest corner of Freeman street and Provost street, Brooklyn.
 928-27-A—35-37 West 64th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, Tuesday morning, February 21, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 895-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution,

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of John J. Dunnigan, applicant, on behalf of Macombs Realty Corp., owner, to permit in a residence district the alteration and conversion of occupancy of the first story of an existing apartment house from residence to business use (stores); premises 65 Featherbed lane, northwest corner of Macombs road, The Bronx.

CAL. NO. 913-27-BZ—Application, August 13, 1927, under section 21 of the building zone resolution, of Charles Klenk, applicant, on behalf of Arthur Bucher, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Fairview avenue and Forest avenue, Ridgewood, Borough of Queens.

CAL. NO. 938-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Danclare Holding Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2388-2394 Ryer avenue, The Bronx.

CAL. NO. 980-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Liberty Heights Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Cooper avenue and Cypress avenue, Cypress Hills, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FEBRUARY 21, 1928, 2 P. M.

Petitions for Variations.

632-27-S—303-305 Fifth avenue, Manhattan.
940-27-S—2035 Second avenue, Manhattan.
1036-27-S—208-212 West 76th street, Manhattan.

Appliance Submitted for Approval.

1094-27-SA—Fluid Heat Domestic Fuel Oil Burner, Type O, approval of.

FEBRUARY 28, 1928, 10 A. M.

Appeals from Administrative Orders.

1082-27-A—80 39th street, Building No. 23 (sixth and seventh floors), Brooklyn.
1095-27-A—705-713 Fifth avenue and 3-5 East 55th street, Manhattan.
1096-27-A—516-530 West 20th street, Manhattan.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 28, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 105-27-BZ—Application, February 1, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Sobol Brothers, owners, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 301-303 Mulberry street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

FEBRUARY 28, 1928, 2 P. M.

Petition for Variation.

609-27-S—243-249 West 67th street, Manhattan.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 31, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon, also Deputy Chief Martin, substituting.

The minutes of the regular meeting of the board, held on Tuesday morning, January 24, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, January 24, 1928, were approved as printed in the Bulletin, No. 5, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

808-27-A.

APPELLANT—Socony Burner Corporation, for Dr. H. E. Isaacs, owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—129 E. 73rd street, Manhattan.

APPEARANCES—

For Appellant: Percy J. King.
For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

839-27-A.

APPELLANT—Socony Burner Corp., for Anthony Andujar, owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—560 W. 173rd street, Manhattan.

APPEARANCES—

For Appellant: Percy J. King.
For Administration: Inspector Meyer of fire department.

MINUTES

ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

840-27-A.

APPELLANT—Socony Burner Corp., for Frank C. Suarer, owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—115 E. 95th street, Manhattan.

APPEARANCES—

For Appellant: Percy J. King.
For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

841-27-A.

APPELLANT—Socony Burner Corp., for Gustave Schmidt, owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—466 W. 145th street, Manhattan.

APPEARANCES—

For Appellant: Percy J. King.
For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

918-27-A.

APPELLANT—William F. Doyle, for L. Haas, owner.

SUBJECT—Appeal from order of the superintendent of buildings.
PREMISES AFFECTED—1367 Macombs road, Bronx.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin 5
Negative 0
Absent 0

983-27-A.

APPELLANT—Philip J. Sinnott, for Basko-Bell Corp., owner.

SUBJECT—Appeal from order of the superintendent of buildings.
PREMISES AFFECTED—East side of Boscobel avenue, 179.66 ft. north of East 169th street, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin 5
Negative 0
Absent 0

928-27-A.

APPELLANT—Hotel Monticello, Inc., owner.

SUBJECT—Application for reopening—consideration, previously dismissed—re appeal from order of the fire commissioner.

PREMISES AFFECTED—35-37 W. 64th street, Manhattan.

APPEARANCES—

For Appellant: James A. Bilkes.

ACTION OF BOARD—Appeal reopened and set for public hearing February 21, 1928, at 10 A. M.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle 4
Negative 0
Absent: Chief Kenlon 1

921-27-A.

APPELLANT—William F. Doyle, for Shaw & Sanford, owners.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—2202 Folin street, The Bronx.

APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(921-27-A)

WHEREAS, William F. Doyle, for Shaw & Sanford, owners, filed, August 17, 1927, an appeal from an order of the fire commissioner, affecting premises 2202 Folin street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated June 30, 1927, reads:

"With reference to your application dated June 11th, 1927, for a permit to maintain a motor vehicle repair shop at 2202 Folin Street, this location appears to be shown on the use district map accompanying the building zone resolutions of the Board of Estimate and Apportionment as a business district. Inasmuch as you are conducting or propose to conduct a business which is a prohibited use at this location, your application is denied.";

and

WHEREAS, the building is non-fireproof, one story in height, 81 ft. by 25 ft., irregular, in area; OCCUPIED as a work shop, one person; and

WHEREAS, appellant contends that the work done on the premises consists of crank case and ignition service and minor adjustments to automobiles; that the machinery used is limited to a one-half horse power electric hand drill and that no painting or forge work is done on the premises.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the work performed on motor vehicles at these premises shall be restricted to that of minor

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adjustments by manual operation; that there shall be no anvils, open torches, flames or forges operated on the premises or any machinery used or operated on these premises in conjunction with the aforesaid repairs other than a one-half horse power electric drill; that the building shall not be increased in height, area or dimension, and granted only as long as conditions as to operation and use otherwise remain unchanged.

922-27-A.
APPELLANT—William F. Doyle, for Frank Shaw, owner.
SUBJECT—Appeal from decision of the fire commissioner.
PREMISES AFFECTED—2214 Folin street, The Bronx.

APPEARANCES—
For Appellant: William F. Doyle.
For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(922-27-A)

WHEREAS, William F. Doyle, for Frank Shaw, owner, filed, August 17, 1927, an appeal from an order of the fire commissioner, affecting premises 2214 Folin street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated July 14, 1927, reads:

"With reference to your application, dated May 19, 1927, for a permit to maintain a motor vehicle repair shop and service station at 2214 Folin Street, The Bronx, this location appears to be shown on the use district map accompanying the building zone resolution of the Board of Estimate and Apportionment as a business district. Inasmuch as you are conducting or propose to conduct a business which is a prohibited use at this location, your application is denied."

and
WHEREAS, the building is non-fireproof, two stories in height, 122.37 ft. by 37.95 ft., irregular, in area; OCCUPIED as a public garage and work shop, five persons; and

WHEREAS, appellant contends that the work done consists of relining automobile brakes, greasing cars and a small amount of welding is done; that the machinery used is limited to a one-half horse power electric hand drill and that no painting or forge work is done on the premises.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the repair work conducted on these premises shall be incidental to the conduct and operation of a garage, consisting of minor adjustments by manual operation; that there shall be no open torch, flame or forge maintained or operated and that all repair work shall be restricted to the northerly portion of the first story, separated from the adjoining southerly portion by an unpierced masonry wall; that the ceiling of the work shop shall be of fireproof construction; that there shall be no machinery maintained or operated in conjunction with the conduct of this business other than a one-half horse power portable electric drill; that the building shall not be increased in height, area or dimension.

943-27-A.
APPELLANT—Louis F. Mesmer, Inc., owner.
SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—1160-1176 Flushing avenue, Brooklyn.

APPEARANCES—

For Appellant: H. S. Keithly.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	3
Negative	0
Absent	0

THE RESOLUTION—

(943-27-A)

WHEREAS, Louis F. Mesmer, Inc., owner, filed, August 22, 1927, an appeal from an order of the fire commissioner, affecting premises 1160-1176 Flushing avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 28, 1927 (Order No. 23715-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building is non-fireproof, one story in height, 170 ft. 6 in. by 176 ft., 30,000 sq. ft. in area; OCCUPIED as a warehouse for the storage of millwork; and

WHEREAS, the appellant proposes to install a 100 per cent sprinkler system instead of providing a standpipe system; furthermore, the appellant contends that a sprinkler system will provide greater fire protection than any standpipe system could possibly do.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension, and that the premises throughout shall be equipped with a wet sprinkler system with connections to the city water mains on both street fronts; that the sprinkler system shall be installed in accordance with the rules of the board of standards and appeals and that the work on the installation of this system shall be begun within thirty days from the date of this action.

970-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Max Engel & Son, owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—130 Osborn street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.
For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Negative: Commissioner Connell	1
Absent	0

THE RESOLUTION—

(970-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Max Engel and Son, owner, filed, September 2, 1927, an appeal from an order of the fire commissioner, affecting premises 130 Osborn street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 26, 1925 (Order No. 99985-LC), reads:

"With reference to your application, Oct. 14, 1925, for a permit to store matches at the above location, I regret to inform you that I am without power to grant

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such a permit for the reason that Section 101-a & B Chapter 10, Code of Ordinances, provides that no permit shall be issued for the storage of matches in a building of wooden construction, which is occupied as a tenement house, dwelling, school, workshop, factory, theatre or other place of public amusement or assembly.

"You are therefore ordered to reduce the quantity of matches stored on premises to 60 matchmans gross."; and

WHEREAS, the building is of brick and frame construction, two stories and cellar in height, 23 ft. by 60 ft. in area at first story and 23 ft. by 40 ft. in area above; OCCUPIED: cellar, storage of matches; first story, storage of cigars, 6 persons; second story, storage of cigars, no occupancy; and

WHEREAS, the appellant claims that the walls of cellar are of brick and stone, the floor concrete and the ceiling is sheet metal covered; that the cellar is used for the storage of 36 matchman's gross stick matches; that the residence occupancy on second story, existing at the time of issuing the order, has been discontinued; furthermore, the appellant contends that the matches stored are of the safety type; that the amount of stick matches stored are less than the amount legally permitted; that the code of ordinances does not mention book matches.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that a closet of fireproof construction shall be constructed in the basement at the front wall, this enclosure not to exceed in floor area six feet square, built of four-inch terra cotta blocks, with the ceiling supported on T irons with terra cotta book tile, with one opening to the outer air at the front wall and not more than one opening from the cellar, equipped with self-closing, kalamein door; all matches stored on these premises shall be maintained in this fireproof enclosure and shall be limited to 100 matchman's gross, and that an approved 2½-gallon fire extinguisher shall be maintained at the outside of this vault at cellar level.

901-27-A.

APPELLANT—Samuel Rosenblum, for Colonial Works, lessee.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—223-237 Norman avenue, 239-249 North Henry street and 200-210 Russell street, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION—

(901-27-A)

WHEREAS, Samuel Rosenblum, for Colonial Works, lessee, filed, August 8, 1927, an appeal from an order of the fire commissioner, affecting premises 223-237 Norman avenue, 239-249 North Henry street and 200-210 Russell street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 9, 1927 (Order No. 11632-LC), reads:

"Install a standpipe 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch extending from cellar to roof with necessary check valves and 2½ inch regulation fire department outlets, etc. Plans and specifications to be filed with an approved by the Fire Department before work of installing standpipe is commenced.";

and

WHEREAS, the building, facing on three street fronts, consists of three interconnected sections; the westerly section being fireproof, five stories (60 ft. 2 in.) in height, 78 ft. 7 in. by 120 ft. (approximately 9,400 sq. ft.) in area; the center section is two and three stories (42 ft.) in height, 46 ft. 5 in. by 95 ft. (approximately 4,300 sq. ft.) in area; the easterly section is non-fireproof, three stories (42 ft.) in height, 75 ft. by 120 ft. (approximately 9,000 sq. ft.) in area, a total area of approximately 22,700 sq. ft.; OCCUPIED: westerly section, for the manufacture and storage of paints, 8 persons per story; center section, boiler room and offices, 25 persons in entire section; easterly section, vacant at present; and

WHEREAS, appellant contends that many of the openings connecting the sections are provided with fire doors; that the entire premises are protected with a sprinkler system having pressure and gravity tank supplies; that it is open on three sides and requests the omission of the required standpipe system.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the easterly three-story section shall be cut off from the remainder of the premises by building up with approved masonry all openings in the fire wall in the westerly brick wall of the easterly three-story section; that the five-story section and the existing center section shall be equipped throughout with an approved two-source wet sprinkler system with central office connection; that there shall be installed and maintained on each floor of the five-story section a mounted fire extinguisher, acceptable to the fire department, the fire extinguishing contents of which shall be renewed every twelve months; that all horizontal openings between the five-story westerly section and the two and three story center section shall be equipped as approved fireproof openings; that the center and westerly sections shall be maintained and operated in single tenancy and operation, and that the building shall not be increased in height, area or dimension.

BUILDING ZONE CASES

895-27-BZ.

APPLICANT—John J. Dunnigan, for Macombs Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and conversion of occupancy of the first story of an existing apartment house from residence to business use (stores).

PREMISES AFFECTED—65 Featherbed lane, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: W. J. Avrietis.

ACTION OF BOARD—Laid over to February 21, 1928, at 10 a. m. on request of applicant's representative.

105-27-BZ.

APPLICANT—William F. Doyle, for Sobol Bros., owners.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

PREMISES AFFECTED—301-303 Mulberry street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Charles W. Cooper.

ACTION OF BOARD—Laid over to February 28, 1928, at 10 a. m. on request of applicant.

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855-27-BZ.

APPLICANT—Harry H. Holler, for Anna C. Bingler, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Wm. B. Jones, Philip G. Groenwald, Geo. W. Cisney, Alfred A. Higbie, Martin Muller, F. Anderson, Chas. F. Lauppe, Mrs. C. Lauppe, Henry Forthofer and F. Fetzer.

ACTION OF BOARD—Laid over to February 14, 1928, at 10 a. m., on request of applicant, for final disposition.

540-27-BZ.

APPLICANT—Henry J. Nurick, for Abraham Goldinger, owner.

SUBJECT—Application for reopening—reconsideration, previously denied—re application (decision of superintendent of buildings) under section 21 of the building zone resolution to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—725-727 Bedford avenue, Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call February 21, 1928, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

510-27-BZ.

APPLICANT—McCooley & Conroy, substituted for Philip J. Sinnott, for Alden Terrace Corp., owner.

SUBJECT—Application for reopening—reconsideration, previously denied, re application (decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Queens.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call February 21, 1928, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle....	4
Negative	0
Absent: Chief Kenlon.....	1

863-27-BZ.

APPLICANT—Gardiner Conroy, for Samuel Axelrod, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station.

ness district and partly in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1301-1319 65th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: Andrew S. Derby.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(863-27-BZ)

WHEREAS, Gardiner Conroy, for Samuel Axelrod, owner, filed, July 28, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 1301-1319 65th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 31, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 65th street is in a residence district, 13th avenue is in a business district and 64th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 6, 1927 (App. No. 11926-1927), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3 and Sec. 4a and 4b.

"The installation of a gasoline service station and uses accessory thereto, partly in a business and partly in a residence district.";

and

WHEREAS, the premises consist of a plot of ground 120 ft. by 160 ft., irregular, in area, on which it is proposed to erect a small office building and install the necessary pumps and tanks for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

877-27-BZ.

APPLICANT—Louis A. Sheinart, for Gilchrist Corporation, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Prospect avenue and Terrace place, Brooklyn.

APPEARANCES—

For Applicant: Louis A. Sheinart.

For Opposition: Julius Bromberg and Mrs. G. J. Klein.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

THE RESOLUTION—

(877-27-BZ)

WHEREAS, Louis A. Sheinart, for Gilchrist Realty Corp., owner, filed, August 2, 1927, an application, under the building zone resolution, to permit in a business district the erection

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and maintenance of a gasoline service station; premises southwest corner of Prospect avenue and Terrace place, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 31, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Prospect avenue is in a business district, Terrace place is in a residence district and Seeley street is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered June 27, 1927 (N. B. App. No. 1832-1927), reads:

"1. A gasoline station is not permitted in a business district."

and

WHEREAS, it is proposed to erect an office, bury four 550-gallon tanks and erect five pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and that the application be and it hereby is denied.

555-27-BZ.

APPLICANT—Robert V. Maloney, for Mary V. Dempsey, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Arnov avenue and Boston road, The Bronx.

APPEARANCES—

For Applicant: Edward F. Maloney.

For Opposition: Alderman Thomas J. McDonald, Henry Hoepkel, Mr. Boyajian, John E. Donnelly, William H. Amend and John K. Schaefer.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(555-27-BZ)

WHEREAS, Robert W. Maloney, for Mary V. Dempsey, owner, filed, May 17, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Arnov avenue and Boston road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 31, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Arnov avenue is in a residence district, Boston road is in a business district and Radcliff avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 16, 1927, reads:

"N. B. 1131-27:

"1. Erection and maintenance of proposed gasoline station in business district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, it is proposed to erect an office, bury four 550-gallon tanks and erect eight pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant was not entitled to the relief asked for under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

833-27-BZ.

APPLICANT—McCooley & Conroy, substituted for H. Sidney Landau, for Beth Hakanesseth Talmud Torah of Kings Highway, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a "E" area and residence district the erection and maintenance of a building less than ten (10) feet from the street line and to occupy more than fifty (50) per cent of the area of the lot, and also provided with a yard of less area than required by the zone resolution.

PREMISES AFFECTED—1202-1218 Avenue P and 1611 East 12th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(833-27-BZ)

WHEREAS, McCooley & Conroy, substituted for H. Sidney Landau, for Beth Hakanesseth Talmud Torah of Kings Highway, Inc., owner, filed, July 21, 1927, an application, under the building zone resolution, to permit in an "E" area and residence use district the erection and maintenance of a building set back less than 10 ft. from the street line and occupying more than 50 per cent of the area of the lot, and also provided with a yard of less area than required by the building zone resolution; premises 1202-1218 Avenue P and 1611 East 12th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 31, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that the area between the two east and west lines located 100 ft. north and 100 ft. south of Avenue P is in "E" area and residence use districts; the area on the north and south of above area is in "C" area and residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered November 3, 1926 (App. No. 19685-1926), reads:

"Proposed building to be used as a gymnasium and a bible class in the cellar and as a synagogue on the 1st fl. and balcony is contrary to the Zone Resolution as to (1) Art IV Sec. 15 (a) as to rear yard in a residence district."

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 71 ft. 6 in. and a depth of 79 ft. 6 in.; to be occupied as a gymnasium and synagogue, having the front stoop built on the street line and the main front wall of the building set back 6 ft. 2 in. from the street line; the building to occupy

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76.4 per cent of the area of the interior lot and the yard to be 4 ft. in depth; the zone resolution requires 10 ft. set back from the street line and permits not more than 50 per cent of the lot to be occupied at curb level and not more than 30 per cent of the lot above the height of 18 ft. above curb level, and permits a yard not less than 25 ft. in depth; there is an existing corner building used in conjunction with the proposed synagogue; and

WHEREAS, the building proposed is an adjunct to the existing house of worship abutting to the west, the entire plot being in one ownership and having been purchased for the development of religious activities, the board deems that applicant has substantiated his basis of appeal under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the area district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the use and occupancy shall be restricted exclusively to the conduct of the activities of the religious corporation owning and operating this building in conjunction with the existing house of worship adjoining on the corner; that no part of the structure shall be rented, leased or hired for commercial use or operation; that the building shall be erected substantially in accordance with the elevations and plans as filed in this application; that the exterior of the gable and rear walls shall be finished with finished building materials, either face brick or natural stone; that all permits required shall be obtained within nine months and all work completed within eighteen months from the date of this action.

1270-27-BZ.

APPLICANT—Mortimer E. Freehof, for Congregation Beth Elohim, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a "D" area district extending from a "B" area district and also in a residence district, the erection and maintenance of a building occupying a greater per cent of the area of the lot than that permitted under the zone resolution.

PREMISES AFFECTED—169-179 Eighth avenue and 276 Garfield place, Brooklyn.

APPEARANCES—

For Applicant: Meyer Steinberg.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(1270-27-BZ)

WHEREAS, Mortimer E. Freehof, for Congregation Beth Elohim, owner, filed, December 3, 1927, an application, under the building zone resolution, to permit in a "D" area district, extending from a "B" area district and also in a residence use district, the erection and maintenance of a building occupying a greater percentage of the area of the lot than that permitted under the zone resolution; premises 169-179 Eighth avenue and 276 Garfield place, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 31, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that the area between the two north and south lines located 100 ft. east and 100 ft. west of Eighth avenue is in a "D" area and residence use district

and the area on the east and on the west of above area is in a "B" area and residence use district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 4, 1927 (N. B. No. 20577-27), reads:

"1. Allowable occupied area of plot in D area district as per Art. IV Sect. 14C is being exceeded. Area permitted to be occupied totals 7,900 sq. ft. Proposed occupied area is 9,550 sq. ft.";

and

WHEREAS, the proposed building is to be of fireproof construction, four stories and basement in height, with a frontage of 95 ft. on Eighth avenue and 112 ft. on Garfield place; to be occupied as a place of public assembly, with gymnasium, dance hall, chapel and club rooms; the building to occupy 90.4 per cent of the corner lot and 94.3 per cent of the interior portion of the lot; the building zone resolution permits not more than 80 per cent occupancy of a corner lot and not more than 60 per cent of an interior lot where the premises are within a "D" area and residence district; and

WHEREAS, the proposed structure is opposite, on the same street front, to an existing house of worship, a religious temple, and the proposed use and occupancy of the premises under appeal is for social welfare and religious service, adjunct to the existing temple or house of worship and in the same corporate ownership.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the area district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the use and operation of the premises shall be restricted for use and occupancy as an adjunct to the institutional use of the existing house of worship in the same ownership and situated on the northeast corner of Garfield place and Eighth avenue; that the proposed structure shall be erected as to design substantially in accordance with the elevations and plans filed in this appeal; that the exterior of the gable walls shall be of finished building material; that no part or portion of the premises shall be hired or leased for commercial use or tenancy; that all necessary permits shall be obtained within nine months and the work completed within eighteen months from the date of this action.

1268-27-BZ.

APPLICANT—John W. Hahner, for 128 West 30th Street Corporation, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a two-times height district the erection and maintenance of the street walls in excess of the height permitted by the zone resolution.

PREMISES AFFECTED—128-134 West 30th street, Manhattan.

APPEARANCES—

For Applicant: Murray Hulbert.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(1268-27-BZ)

WHEREAS, John W. Hahner, for 128 West 30th Street Corp., owner, filed, December 2, 1927, an application, under the building zone resolution, to permit in a two times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution; premises 128-134 West 30th street, Borough of Manhattan; and

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WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 31, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that West 30th street, West 29th street and Sixth avenue are in two times height districts and unrestricted use district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 4, 1927 (N. B. Applic. No. 233-27), reads:

"1. Setbacks at front of building should comply with height regulations as per Sec. 8, Art. 3, Building Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, 18 stories in height, with a frontage of 82 ft. 7 in. and a depth of 98 ft. 9 in.; to be occupied as office, show rooms and light manufacturing; it is proposed to extend the street wall of a proposed business building in a two times height district above the height permitted by the zone resolution for a small portion, reducing height of dormer accordingly, on each side of the permitted dormer; the triangular area on each side at first set back being 20 ft. by 8 ft. 3 in. or a total area of 165 sq. ft. in lieu of an allowable area of 620 sq. ft. at second or third set back, a total area of 75 sq. ft. for second and 419 sq. ft. for third in lieu of an allowable area of 803 sq. ft.; and

WHEREAS, the board deemed that the relief asked was reasonable and that the application properly came within the exercise of its discretion as an appropriate case for variation in the application of rectangular set back in lieu of the triangular dormer, thereby decreasing by approximately one-half the bulk of the building permitted by the application of the triangular dormer regulations.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the height district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects a portion of the dormer set backs on the street front, *on condition* that the building be erected in accordance with the design and plans submitted in this application and that the dimensions shall not exceed those indicated on the plans filed and of record; that the requirements of the building zone resolution otherwise, as to yards, areas and set backs, shall be complied with in all respects; that all permits required shall be obtained within nine months and the work completed within eighteen months from the date of this action.

896-27-BZ.

APPLICANT—Edward P. Doyle, for Charles Sengen, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7(a), 7(b) and 21 of the building zone resolution, to permit in a business district the extension in height and area of an existing building occupied as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—13-15 Sumpter street, Brooklyn.

APPEARANCES—

For Applicant: Edward P. Doyle, John D. Thompson and Charles Senger.

For Opposition: Joseph B. Merkert, L. Knoller and Mrs. Waters.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Deputy Chief Martin	4
Negative: Commissioner Guilfoyle.....	1
Absent	0

THE RESOLUTION—

(896-27-BZ)

WHEREAS, Edward P. Doyle, for Charles Sengen, owner, filed, August 8, 1927, an application, under the building zone resolution, to permit in a business district the extension in area and height of an existing building (motor vehicle repair shop); to be occupied as a motor vehicle repair shop and garage for the storage of more than five motor vehicles; premises 13-15 Sumpter street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 31, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sumpter street is in a business district, Fulton street is in a business district and Marion street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 3, 1927 (App. No. 13962-1927), reads:

"1. Proposed extension in area and additional story for use of a public garage for more than five cars and motor vehicle repair shop of present structure located in a business district is contrary to Art. II, Sec. 6, Zoning Resolutions, and is hereby denied."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 50 ft. and a depth of 100 ft.; 5 ft. east of the westerly building line there is an existing one-story non-fireproof building, 20 ft. by 94 ft. 9 in. in area, occupied as a motor vehicle repair shop; it is proposed to increase the area and height of this building by the erection of a second story and by the erection thereto of a two-story addition having a frontage of 25 ft. and a depth of 100 ft.; the entire structure to be occupied as a motor vehicle repair shop and garage; and

WHEREAS, there is an existing garage on a portion of this plot; and

WHEREAS, the applicant has made diligent and earnest efforts to obtain 80 per cent consents of affected property owners and lacks but 67 ft. of the property required to constitute such 80 per cent of consents to bring the application under section 7, subdivision g; and

WHEREAS, applicant has filed 53 consents of owners of property within the area affected.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the structure shall not exceed in height a two-story building above grade; that the second story shall set back 10 ft. from the rear yard line at the second story level; that the gable and rear walls, first story, shall be unpierced throughout their entire height and length; that the building shall be constructed fireproof throughout; that the front elevation shall be of face brick and architectural terra cotta or stone trimmings; that any vehicular opening in the front of the building shall not exceed a height of 10 ft.; that all necessary permits shall be obtained within six months and the work completed within one year from the date of this action.

962-26-BZ.

APPLICANT—McCooley & Conroy, substituted for James A. Higgins, for Rodman Building Corp., owner.

SUBJECT—Application for reopening—extension of time in which to procure permits and complete work—re application filed November 23, 1926 (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story.

PREMISES AFFECTED—8504-8510 21st avenue, Brooklyn.

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APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: None.

ACTION OF BOARD—Application reopened and extension granted as to time to obtain permits and complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Negative 5

Absent 0

THE RESOLUTION—

(962-26-BZ)

WHEREAS, James A. Higgins, for Rodman Building Corp., owner, filed, November 23, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story; premises 8504-8510 21st avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 12, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 85th street is in a residence district, 86th street is in a business district and 21st avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 6, 1926 (Applic. No. 20801-1926), reads:

"Proposition contrary to the Zone Resolution, Art. II, Section 3.

"The erection of stores in a residential district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, five stories in height, with a frontage of 100 ft. on 21st avenue and 100 ft. on 85th street; to be occupied as an apartment house with stores on the first story; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 21 in that property under appeal is contiguous to existing business structure and occupancy, and applicant therefore is entitled to relief; and

WHEREAS, this application was granted by the board at its meeting, April 12, 1927, on certain conditions, and applicant requests an extension of time.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the business use shall be restricted to the 21st avenue frontage to the first story for a depth not exceeding thirty (30) ft.; that there shall be no show window return or display on the 85th street front; that the 85th street front throughout shall be finished with face brick and architectural terra cotta and with architectural treatment of openings of attractive design; that the brick wall of 85th street frontage shall be returned on the 21st avenue front for a distance of not less than 16 in.; that any advertising signs or display shall be restricted to the plate glass show windows of the store fronts only; that there shall be no advertising of any nature or description or signs permitted or erected on the 85th street front of the structure; that a return of proposed elevation shall be submitted to this board for approval before submission to the superintendent of buildings for consideration; that the use and occupancy shall be restricted to retail mercantile business; that no portion of the premises shall be rented, leased or conducted as a delicatessen store, meat market or fish store; that no produce or mercantile wares shall be exposed on the outside of the building, and that all permits required shall be obtained within six months and any work involved shall be completed within one year from January 31, 1928, and that the building otherwise shall be constructed in accordance with the building zone resolution in all other respects.

AREA FIXED.

(540-27-BZ)

The chairman presented and read a communication from Henry J. Nurick, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 725-727 Bedford avenue, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Bedford avenue from a point 200 ft. north of Flushing avenue to a point 400 ft. south of premises in question; also both sides of Flushing avenue from a point 100 ft. east of Bedford avenue to a point 100 ft. west of Bedford avenue.

Adjourned 3.50 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING,

TUESDAY AFTERNOON, JANUARY 31, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS.

609-27-S.

PETITIONER—Detroit Cadillac Motor Car Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—243-249 West 67th street, Manhattan.

APPEARANCES—

For Petitioner: Richard L. Deely.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to February 28, 1928, at 2 p. m., on request of petitioner's representative.

1296-27-S.

PETITIONER—Hamill, Weinberg & Munro, for 122 West 45th Street Corp., lessee.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—38-40 West 48th street, Manhattan.

APPEARANCES—

For Petitioner: James J. Munro.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to February 14, 1928, at 2 p. m., on request of petitioner.

1300-27-S.

PETITIONER—William Friedman, for Max Friedman, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

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PREMISES AFFECTED—38-40 West 32nd street, Manhattan.

APPEARANCES—

For Petitioner: William Friedman.

For Administration: Inspector Maher of fire department.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(1300-27-S)

WHEREAS, William Freedman, for Max Freedman, lessee, filed December 15, 1927, a petition for variation from the requirements of the labor law affecting premises 38-40 W. 32nd street, Manhattan; and

WHEREAS, a similar petition was before the board under Calendar No. 464-27-S from a similar order of the fire commissioner and the petition was denied by this board; and

WHEREAS, petitioner failed to substantiate any statement why his case should be considered, having been once denied;

Resolved, that the order of the fire commissioner be affirmed and the petition *dismissed* as improperly before the board.

800-27-S.

PETITIONER—Julius Eckmann, for J. Waldron Gillespie, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—120-122 East 59th street, Manhattan.

APPEARANCES—

For Petitioner: Julius Eckmann.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(800-27-S)

WHEREAS, Julius Eckmann, for J. Waldron Gillespie, owner, filed July 11, 1927, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 120-122 E. 59th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 13, 1927 (Order No. 20664-LD), reads:

"1. Arrange the fire escape at rear of building serving as a required means of exit so that same will conform to Section 274 of the Labor Law and the Rules of the Board of Standards and Appeals, adopted February 23, 1927.

"Defects noted are as follows:

"No safe egress from termination to street.";

and

WHEREAS, the building, separated into two sections by a fore and aft wall with openings therein, protected by fireproof doors, is non-fireproof, 4 stories in height, 33 ft. 5 in. by 100 ft. in area at 1st story and 33 ft. 4 in. by 52 ft. in area above; OCCUPIED: 1st story, store and restaurant, 90 persons; 2nd story, offices, 30 persons; 3rd story, offices and manufacture of coats, 30 persons; 4th story, offices and manufacture of coats, 30 persons; EXITS: an interior wooden stairway, extending from the 1st story to roof; enclosed in fire-retarding partitions with kalameined doors at openings; a fire escape on the rear of the building, hav-

ing fireproof openings along the course thereof, extending from the top story balcony to the roof of the 1st story extension; with EGRESS from the termination of the fire escape by means of a proposed iron stairs extending from the extension roof to the yard of premises to the west; thence through store of building to the west, to street; ROOFS of adjoining buildings: to west, same level; to east, two stories higher; and

WHEREAS, petitioner requests the acceptance of the proposed means of egress from the termination of the fire escape;

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and that the petition be and it hereby is *denied*.

648-27-S.

PETITIONER—Eugene P. Higgins, for Paragon Construction Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—9-11 East 38th street, Manhattan.

APPEARANCES—

For Petitioner: Eugene P. Higgins.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(648-27-S)

WHEREAS, Eugene P. Higgins, for Paragon Construction Co., Inc., owner, filed June 8, 1927, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Nos. 9-11 E. 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 19, 1927 (Order No. 17688-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building, facing on two street fronts, is fireproof, 12 stories in height, 47 ft. 6 in. by 197 ft. 6 in. in area; OCCUPIED: 1st, 2nd and 4th stories, vacant at present; the remainder of the building being occupied as offices, show rooms and tenant factories (dresses, blueprints, lamp shades, artificial flowers), approximately 35 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: Two interior fireproof stairways, extending from the first story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not built of incombustible materials have been erected on the 2nd, 3rd, 5th, 6th, 7th, 8th, 9th, 10th, 11th and 12th stories of the building; and

WHEREAS, petitioner contends that the partitions in question do not interfere with the sprinkler system or with the means of egress from the building;

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and that the petition be and it hereby is *denied*.

881-27-S.

PETITIONER—Samuel Rosenblum, for Max Greenberg & Co., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street, Manhattan.

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APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(881-27-S)

WHEREAS, Samuel Rosenblum, for Max Greenberg & Co., owner, filed August 3, 1927, a petition for variation from the requirements of the labor law as cited in the order of the fire commissioner affecting premises 225-235 W. 37th street, Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 20, 1925 (Order No. 80518-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, 16 stories in height, 114 ft. 3 in. by 98 ft. 9 in. in area at 1st story and 114 ft. 3 in. by 88 ft. 9 in. in area above; OCCUPIED: 1st story, stores, and above as a tenant factory (principally for the manufacture of women's suits and coats), approximately 160 persons per story; petitioner occupying the 2nd story for the manufacture of dresses, 55 persons; EQUIPPED with a sprinkler system; EXITS: Two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there have been erected on the 2nd story of the building, partitions not constructed of incombustible materials, forming offices and showrooms; and

WHEREAS, petitioner, inasmuch as the building is sprinklered and the partitions are of a highly ornamental character and design, requests permission for the partitions and doors therein to remain;

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

966-27-S.

PETITIONER—Croker National Fire Prev. Eng. Co., for Isaac Dashawsky, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—240-246 Newport avenue, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(966-27-S)

WHEREAS, Croker Natl. Fire Prev. Eng. Co., for Isaac Dashawsky, owner, filed August 31, 1927, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 240-6 Newport avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 20, 1926 (Order No. 99392-LD), reads:

"1. Provide an enclosure of fireproof material around

stairway, south side extending from 1st story to 3' above roof as per Sec. 270 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, 3 stories in height, 100 ft. by 102 ft. 6 in. in area; OCCUPIED: for the manufacture of furniture; cellar, storage, 3 persons; 1st story, millwork, 50 persons; 2nd story, assembling, 35 persons; 3rd story, finishing, 35 persons; EQUIPPED with a fire alarm signal system; EXITS: two interior steel stairways, the northerly stairway extending from the 1st story to roof (the southerly stairway extends from 1st story to top story) enclosed in brick walls (except 3rd story of southerly stairway) with fireproof doors at openings; no adjoining buildings; and

WHEREAS, the petitioner claims that in addition to the southerly stairway in question, there is a fireproof enclosed stairway at north (front) of the building extending from the cellar to the roof; furthermore, the petitioner contends that there is no safe means of egress from roof and no additional protection would be gained by enclosing the southerly stairway at top story; and

WHEREAS, there is no proof of the legal occupancy of the premises;

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

838-27-S.

PETITIONER—David M. Jones, for S. I. Weinberg, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—163 East 54th street, Manhattan.

APPEARANCES—

For Petitioner: J. Burmeister.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(838-27-S)

WHEREAS, United Real Estate Owners' Association, substituted for David M. Jones, for S. I. Weinberg, lessee, filed July 21, 1927, a petition for variation from the requirements of the labor law, and affecting premises No. 163 E. 54th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 30, 1927 (Order No. 23948-LD), reads:

"2. Extend the interior stairway at the west side of No. 163 to the roof as per Section 271 of the Labor Law.";

and

WHEREAS, the building separated into two sections by a fore and aft wall with openings on the 2nd, 3rd and 4th stories, protected by fireproof doors, 4 stories in height, 45 ft. by 80 ft., irregular in area; OCCUPIED: (No. 161), 1st story, store; 2nd story, furniture repairs, 3 persons; 3rd story, upholstering, 3 persons; 4th story, storage, no persons; (No. 163), 1st story, store; 2nd story, electrician, 5 persons; 3rd story, upholstery, 5 persons; 4th story, storage, 5 persons; EXITS: (No. 161), an interior wooden stairway, extending from the 1st story to roof; enclosed in fire-retarded partitions with wood doors at openings; (No. 163), an interior wooden stairway, extending from the 1st story to top story; enclosed in wood lath and plaster partitions with wood doors at openings; a sub-standard fire escape on the front of No. 163 and a standard fire escape on the front of No. 161 E. 54th street, having fireproof

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openings along the course thereof, extending from the roof to the 2nd story balcony; with EGRESS from the termination of the fire escape by means of a counter-balanced stair to street; ROOFS: of adjoining buildings: to west, same level; to east, one story higher; and

WHEREAS, petitioner proposes to connect the balconies of the fire escape on the front of No. 163 to the balconies on the standard fire escape on the front of No. 161 and to provide in the top story of No. 163 a double-rung iron ladder to a scuttle in the roof;

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that a party wall fire escape shall be provided to the adjoining premises to the west, on the front of the building, with stairs from top story balcony to the roof; that a fixed double-rung iron ladder shall be provided from the top story hall to a counterbalanced scuttle in the roof; and that the occupancy shall be restricted to the legal capacity of the interior stairs in the westerly section of the premises.

752-27-S.

PETITIONER—William H. Fuhrer, for Cushman's Sons, Inc., lessee.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—2861-2865 Broadway, Manhattan.

APPEARANCES—

For Petitioner: William H. Fuhrer.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(752-27-S)

WHEREAS, William H. Fuhrer, for Cushman's Sons, Inc., lessee, filed June 27, 1927, a petition for a variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 2861-2865 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire department, dated January 21, 1927, reads:

"Order No. 9297—

"1. Provide an additional means of exit on the 2nd story accessible to all persons on this story, remote from present stairway, as per Rule 3, Board of Standards and Appeals adopted July 29th, 1924.";

and

WHEREAS, the building is non-fireproof, 2 stories in height, 50 ft. by 75 ft. in area; OCCUPIED: Cellar bakery, 10 persons; 1st story, stores, 10 persons; 2nd story, offices and factory, dressmaking, 13 persons; MEANS OF EGRESS consist of interior stairway, extending from the 1st story to the 2nd story on the West 111th street front, enclosed in fireproof partitions on 1st story and non-fireproof partitions on 2nd story with wood doors at the openings; a proposed fire escape from the roof of one story extension to the roof of main building; means of egress from cellar consisting of a stairway to West 111th street, and a stairway at the rear leading into the store on 1st story, with egress through store to West 111th street; and

WHEREAS, petitioner contends that the occupants of the 2nd story are engaged at work during the day and the occupants of the cellar work at night, and that there is never a maximum number of occupants in the premises at any one time; that the ceiling of the cellar bake-shop is fire-retarded and that there is egress from the roof to an

adjoining two-story building, and that the proposed fire escape on the 2nd story will provide adequate means of egress;

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that a fire escape balcony shall be erected at the second story with egress from each subdivided tenancy to the said balcony; that the balcony shall be provided with a counter-balanced drop ladder in guides, one at each end of the balcony; that the building shall be not increased in height or area; and this variation is granted only so long as conditions as to occupancy and use remain substantially unchanged.

641-27-S.

PETITIONER—Edward P. Doyle, for Estate of J. McCutcheon, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—607-609 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: Edward P. Doyle, Eugene P. Higgins.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(641-27-S)

WHEREAS, Edward P. Doyle, for Estate of J. McCutcheon, owner, filed June 7, 1927, a petition for a variation from the requirements of the labor law as cited in order of the fire commissioner, affecting premises 607-9 Fifth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 16, 1927, reads:

"1. Arrange all doors leading from rooms to corridors on all stories to open outwardly. Sec. 270 of the Labor Law.";

and

Decision of superintendent of buildings rendered January 3, 1928, making request for certificate of occupancy, reads:

"Replying to your communication of December 14th, our inspector reports that before a certificate of occupancy can be issued for the premises the following objections must be removed:

"1. All doors leading from subdivided floor areas to public corridors on all floors do not open outwardly. (Section 270.)

"2. Existing plain glass in doors and transoms over same are unlawful. All doors should be fire doors. (Sec. 261 & 264.)

"3. Wood partitions erected on portions of various floors, combustible floor finish and wood trim are unlawful. (Sec. 264 and 270.)

"4. Existing wire glass panes in doors leading to fire tower and on fire tower balconies on all floors are unlawful. (Sec. 266.)

"5. Unobstructed egress to fire tower should be provided on all floors (Sec. 272). It is noted that on numerous floors access to same is obstructed by partitions enclosing separate tenant space.

"6. All exits are not clearly and lawfully indicated with exit signs having letters not less than 8" high.

"7. Plain glass in doors to locker room and office at mezzanine level from main stair is unlawful.";

and

MINUTES

WHEREAS, the building is fireproof, 12 stories in height, 53 ft. by 175 ft., irregular in area; OCCUPIED: 1st story, stores; upper stories, office showrooms and tenant factories (tailoring, photography, jewelry, architect, etc.), approximately 40 persons per story; EQUIPPED with a sprinkler system; EXITS: Two interior fireproof stairways, extending from 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the basement, first, second, third and fourth stories of this building *on condition* and so long as it remains in single tenancy, use and occupation; that the industrial work in this building on these premises shall be restricted to the minor alteration and adjustment of merchandise of the tenant and occupant of the basement, first, second, third and fourth stories; and that the requirements of the labor law shall be complied with in all other respects as to the remainder of the building.

860-27-S.

PETITIONER—William F. Doyle, for Saks Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—1293-1311 Broadway, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(860-27-S)

WHEREAS, William F. Doyle, for Saks Realty Corp., owner, filed July 28, 1927, petition for variation from the requirements of the labor law as cited in an order of the fire commissioner affecting premises 1293-1311 Broadway, Manhattan; and

WHEREAS, the orders of the fire commissioner, dated June 8 (Order No. 2209-LD), read:

"1. Enclose the three interior stairways at the southwest side of the building at the northwest side of the building and at the center (33rd street side) of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the 1st story to 3 feet above the roof, constructed as per Section 271 of the Labor Law or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law." SEE NOTE.

"2. Provide an additional means of exit from sub-cellar and from story known as basement mezzanine, as per Sec. 271 of the Labor Law."

22091-LD.

"1. Provide exit signs, letter to be at least 8" in height, at all means of egress with red light over all such exits for use in time of darkness, as per Section 272 of the Labor Law.";

and

WHEREAS, the building is fireproof, 8 stories in height, 205 ft. 4 in. by 150 ft., irregular, in area; OCCUPIED as a department store; sub-cellar, 18 employees; basement mezzanine, 8 employees; cellar or first basement, 50 employees; 1st or main story, 160 employees; 2nd story, 64 employees; 3rd story, 88 employees; 4th story, 62 em-

ployees; 5th story, 70 employees; 6th story, 37 employees; 7th story, 69 employees; 8th story, 75 employees; 701 employees in entire building; there being 15 persons on the third story, 15 persons on the fifth, and 40 persons on the eighth story engaged on repair work (altering garments); EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways at the northwest and southwest corners of the building, extending from the first story to the roof and an open stairway, at the center (33rd street side), extending from the first to seventh story; the northwest stairs being enclosed in a fireproof enclosure (with fireproof doors at openings) excepting at the cellar story where they are open and the stairs leading to the intermediate landing between the first and second stories where the enclosure is constructed of metal frames and wire glass; the southwest stairs being enclosed in fireproof partitions with fireproof doors at openings, excepting the doors leading from the termination of the stairway on the first story where the doors are constructed of wood; and

WHEREAS, petitioner contends that the building, excepting for the employees on the 3rd, 5th and 8th stories doing alteration work on garments sold in the building, is occupied as a department store, and in view of this use requests the acceptance of the existing conditions as to exits and exit signs;

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the first story section of the 34th street stairs, *on condition* that the stairs shall be enclosed from the second story to roof in compliance with the law, and enclosed in wire glass and steel frames from the second to intermediate platform, first story; that all other required exits shall be maintained throughout the premises; that the factory and industrial operation shall be restricted to minor repairs and adjustments of merchandise purchased on the premises; and so long as the entire premises remain in single mercantile occupancy.

923-27-S.

PETITIONER—William F. Doyle, for Sanshaw Bldg. Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—1995-2003 Jerome avenue, The Bronx.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition dismissed.

THE VOTE TO DISMISS:

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(923-27-S)

WHEREAS, William F. Doyle, for Sanshaw Bldg. Corp., owner, filed August 17, 1927, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises Nos. 1995-2003 Jerome avenue, Borough of The Bronx; and

WHEREAS, the orders of the fire commissioner, dated February 11, 1927 (Order No. 11192-LD), read:

"1. Extend the interior stairway at the north side of building to roof. Sec. 270 of the Labor Law.

"2. Enclose the nine interior stairways extending from the cellar to stores at 1st story in partitions of fireproof material as per Section 270 of the Labor Law."

"(Order No. 11193-LD):

MINUTES

"1. Arrange the doors opening to stairways at north and south side of building to open outwardly and be self-closing. Sec. 270 of the Labor Law.

"2. Provide exit signs, letters to be at least 8" in height, at all means of egress with a red light over all such exits for use in time of darkness, as per Sec. 272 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, 2 stories in height, 108 ft. 4 in. by 75 ft. in area; OCCUPIED: cellar, storage, 4 persons; 1st story, stores; 2nd story, offices, meeting rooms and toy shop, 15 persons (6 being engaged in factory work); EXITS: six open wooden stairs leading from cellar to 1st story, with trap doors at 1st floor over same; two fireproof stairways, the southerly one extending from 1st story to roof and the northerly stairway extending from the 1st to 2nd story, each enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that the doors in question are those in the lath and plaster partitions forming the corridors on the second story and that to have them open outwardly would be a menace to those using the corridors, and in view of the small number of persons engaged at factory work, requests the acceptance of the existing conditions; and

WHEREAS, the representative of the fire prevention bureau reports that the order is not enforceable because of the existing occupancy;

Resolved, that the petition be and it hereby is *dismissed*, the order not being enforceable at this time.

975-27-S.

PETITIONER—Samuel Rosenblum, for Austen Colgate, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—581-583 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(975-27-S)

WHEREAS, Samuel Rosenblum, for Austen Colgate, lessee, filed September 6, 1927, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner affecting premises Nos. 581-3 Fifth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 2, 1927 (Order No. 25186-LD), reads:

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law.

"Note: Among defects noted are the following: Rails of balconies and stairs not 4' 6" high. No casement door 2' x 6' opening onto each balcony. No fireproof passageway leading direct to street from termination.

"2. Enclose the interior stairway at south side of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the cellar to 3 feet above the roof, constructed as per Section 271 of the Labor Law to carry out a proper alternative method and

of complying with the requirements of Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, 5 stories and pent house in height, 39 ft. by 100 ft. in area at 1st story and 39 ft. by 70 ft. in area above; OCCUPIED: 1st story, stores; 2nd story, rug salesroom, 4 persons; 3rd story, manufacture of women's garments and salesroom, 7 persons; 4th story, manufacture of uniforms and furrier, 10 persons; 5th story, manufacture of suits, 10 persons; pent house, photographer, 7 persons. EXITS: an interior wooden stairway, extending from the 1st story to roof; enclosed in wood lath and plaster partitions with wooden doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the 2nd story balcony; with EGRESS from the termination of the fire escape by means of an iron bridge leading to the fire escape of the premises at the rear at No. 1 E. 47th street, where egress is available through the 1st story of No. 1 E. 47th street; ROOFS of adjoining buildings: to south, 4 ft. lower; to north, 10 ft. higher; and

WHEREAS, petitioner, in view of the light occupancy of the building requests the acceptance of the existing means of egress;

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted* as to Item No. 1, only so far as it affects egress from the termination of the fire escape *on condition* that an iron balcony bridge shall be provided from the termination of the rear fire escape at second story level, connecting to the exterior fire escape stairs of premises No. 1 East 47th street, in the yard of No. 1 E. 47th street, with egress through plain glass opening to yard, through building to street front; and that the order shall be complied with in all other respects.

948-27-S.

PETITIONER—Ellis, Aaronson & Heidrich, for Chessler Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—115-117 East 29th street, Manhattan.

APPEARANCES—

For Petitioner: Arthur Willauer.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(948-27-S)

WHEREAS, Ellis, Aaronson & Heidrich, for Chessler Realty Corp., owner, filed, August 25, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 115-117 East 29th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 26, 1927, reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least 3' throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law.

"2. Provide an additional exit from cellar remote from present exit as per Sec. 271 of the Labor Law.";

MINUTES

WHEREAS, the building is non-fireproof, six stories and cellar in height, 50 ft. by 98 ft. 9 in. in area at first story and 50 ft. by 88 ft. in area above; OCCUPIED for the manufacture of furniture: cellar, storage, 2 persons; 1st story, show rooms, 10 persons; 2nd story, dressmaking, 10 persons; 3rd story, factory, 20 persons; 4th story, storage and shipping, 20 persons; 5th story, storage, 5 persons; 6th story, factory, 25 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an interior iron stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof of first-story extension to the main roof, with EGRESS from the termination of the fire escape through door of bulkhead on roof of first story extension to stairs leading to rear room on first story, thence through store on first story to the street; ROOFS of adjoining buildings: 20 in. lower at east; 20 ft. lower at west; and

WHEREAS, the petitioner claims that the present occupancy and exits were approved in 1905; that there is an engineer's ladder, 18 in. in width, to the sidewalk door, and also an electric sidewalk lift; furthermore, the petitioner contends that the cellar is not used for factory work; that the present factory occupancy will be considerably reduced by February 1, 1928, and that the exits are adequate.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to item No. 1, only so far as it affects the egress from the termination of the exterior fire escape, on condition that the exterior fire escape shall be continued by means of an interior stairs from balcony at second story to the first story, the said stairs to be enclosed in fireproof partition with self-closing, fireproof door at the termination to the interior of the building, and a fireproof door through opening to adjoining yard to rear, and granted, as to item No. 2, on condition that a fixed iron engineer's ladder shall be provided at the front of the building to hinged counterbalanced sidewalk hatchway so long as conditions as to occupancy and use remain substantially unchanged.

122-26-S.

PETITIONER—Levy & Berger, for Phoenix Commercial Co., Inc., owner.

SUBJECT—Application for reopening—modification of resolution, re variation of labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—550 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Joseph Levy, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Negative 5

Absent 0

THE RESOLUTION—

(122-26-S)

WHEREAS, Levy & Berger, for Phoenix Commercial Co., Inc., owner, filed, February 11, 1926, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 550 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 11, 1924 (Order No. 60705-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of build-

ing by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law.

"2. Provide an additional means of exit from the 1st story and cellar, said exit to be located at the rear of the building in accordance with the provisions of Sec. 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, five stories in height, 35 ft. by 99 ft. in area at first story and 35 ft. by 80 ft. 5 in. in area above; OCCUPIED: cellar, storage and shipping dry goods, 3 persons; 1st story, wholesale dry goods store, 9 persons; upper stories, tenant factory, mostly wearing apparel, 33 persons above the 1st story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to roof, enclosed in fire-resisting partitions with fireproof doors at openings; an interior iron stairway on the rear of the building, having fireproof openings along the course thereof, extending from main roof to the second story balcony, with EGRESS from the termination of the fire escape by means of an iron bridge to the roof of 90 Crosby street; ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner proposes to connect the present termination of the fire escape (the iron bridge landing on the roof of 90 Crosby street) by means of an iron bridge across the roof of 90 Crosby street to the second story balcony of the fire escape on the front of 92 Crosby street, where there is a counterbalanced stair to street; 90 and 92 Crosby street being under same ownership as premises in question; and, in regard to item 2, proposes to erect at the rear of the first story a ladder to scuttle in roof of the first story extension, affording egress to the existing fire escape; and

WHEREAS, this petition was granted by the board at its meeting, June 8, 1926, on certain conditions, and petitioner requested a modification of these conditions as to occupancy.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to item 1, only so far as it affects the egress from the termination of the fire escape, on condition that an iron balcony shall be provided at the second story to the roof of one-story building at No. 90 Crosby street, with egress from the roof to the balcony of the fire escape at No. 92 Crosby street, with egress therefrom by counterbalanced stairways to the street, also to the premises to the north, No. 552 Broadway, through plain glass openings, and granted, as to item 2, on condition that a 60-degree stairway be provided from the cellar to the first story, continuing to the roof of the extension at the second story level, with counterbalanced scuttle in roof, and granted as to occupancy permitting an allowance of 25 persons on each story, on condition that the exits and sprinkler system are properly maintained and the resolution is complied with.

APPLIANCES SUBMITTED FOR APPROVAL.

1172-27-SA.

PETITIONER—Automatic Fire Alarm Company, for Mohawk Electric Mfg. Co.

SUBJECT—Mohawk Water Level Tank Alarm, approval of.

APPEARANCES—

For Petitioner: Edward J. Deering.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Negative 5

Absent 0

MINUTES

328-27-SA.

PETITIONER—Frank A. Holby Corporation.

SUBJECT—Holby Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Report of committee adopted and appliance approved.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(328-27-SA)

WHEREAS, Frank A. Holby Corp. filed, March 30, 1927, a petition with the board of standards and appeals for approval of their device known as the Holby Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises northeast corner of 176th street and Grand Concourse, Borough of The Bronx, and recommended the approval of the device for industrial use only.

Resolved, that the board of standards and appeals does hereby approve the device known as the Holby Oil Burner for use in industrial installations only.

755-26-SA.

PETITIONER—Stephen Popovich.

SUBJECT—Sundstrand Automatic Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Report of committee adopted and appliance approved.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(755-26-SA)

WHEREAS, Croker National Fire Prevention Engineering Co., for Sundstrand Oil Burner Co., Inc., filed, September 11, 1926, a petition with the board of standards and appeals for approval of their device known as the Sundstrand Automatic Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 9605 Northern boulevard, Borough of Queens, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Sundstrand Automatic Oil Burner for use with Grade A and Grade B fuel oil in domestic and commercial installations when complying with the regulations governing such installations and when equipped with standard automatic controlling devices including stack control.

773-26-SA.

PETITIONER—The Nu-Way Corporation.

SUBJECT—Approval of Nu-Way Burner Equipment.

APPEARANCES—None.

ACTION OF BOARD—Report of committee adopted and appliance approved.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(773-26-SA)

WHEREAS, the Nu-Way Corp. filed, September 9, 1926, a petition with the board of standards and appeals for approval of their device known as the Nu-Way Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 2260 Andrews avenue, Borough of The Bronx, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Nu-Way Oil Burner for use with Grade A and Grade B fuel oil in domestic installations only and when installed in compliance with the fuel oil rules of the board of standards and appeals governing such installations.

458-27-SA.

PETITIONER—The Deming Company.

SUBJECT—Deming Double Acting Oscillating Force Pump, approval of—

APPEARANCES—None.

ACTION OF BOARD—Report of committee adopted and appliance approved.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(458-27-SA)

WHEREAS, the Deming Co. filed, April 27, 1927, a petition with the board of standards and appeals for approval of their device known as the Deming Double Acting Oscillating Force Pump; and

WHEREAS, a committee of the board inspected this device in operation at premises 241 East 136th street, Borough of The Bronx, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Deming Double Acting Oscillating Force Pump for use in Diesel engine installations.

673-27-SA.

PETITIONER—Morrissey Oil Burner Corp.

SUBJECT—Morrissey Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Report of committee adopted; appliance approved.

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

Affirmative: Chairman Walsh Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(673-27-SA)

WHEREAS, the Morrissey Oil Burner Corp. filed, June 11, 1927, a petition with the board of standards and appeals for approval of their device known as the Morrissey Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 1914 Mayflower avenue, Borough of The Bronx, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Morrissey Oil Burner for use with Grade B fuel oil in domestic installations only and when installed in compliance with the fuel oil rules of the board of standards and appeals.

764-26-SA.

PETITIONER—Berggren Engineering Corporation.

SUBJECT—Berggren Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Report of committee adopted and appliance approved.

MINUTES

THE VOTE TO ADOPT REPORT AND APPROVE THE VOTE TO DISMISS— PETITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(764-26-SA)

WHEREAS, the Berggren Engineering Corp. filed, September 15, 1926, a petition with the board of standards and appeals for approval of their device known as the Berggren Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 170th street and Inwood avenue, Borough of The Bronx, the plant of the Interborough Ice Co., and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Berggren Oil Burner for use with Grade A and Grade B fuel oil in domestic, commercial and industrial installations when installed in accordance with the fuel oil rules of the board of standards and appeals.

957-27-SA.

PETITIONER—Arthur B. Goodspeed, for Goodspeed Engineering Corp.

SUBJECT—Approval of Goodspeed Automatic Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Report of committee adopted and appliance approved.

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(957-27-SA)

WHEREAS, Arthur B. Goodspeed, for the Goodspeed Engineering Corp., filed a petition with the board of standards and appeals for approval of their device known as the Goodspeed Automatic Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 1709 Pitman avenue, Borough of The Bronx, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Goodspeed Automatic Oil Burner and auxiliary power unit for use with Grade A and Grade B fuel oil in domestic and commercial installations when installed in accordance with the fuel oil rules of the board of standards and appeals.

CASE DISMISSED.

Variation of the Labor Law.

The chairman called attention to the following case, where notices of intention to petition were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(856-27-S)

Filed July 27, 1927—Premises 213-217 East 37th street, Manhattan. Order of the fire commissioner. Petitioner: Josam Manufacturing Co. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

WHEREAS, the foregoing petitioner has filed a petition with the board of standards and appeals from an order of the fire commissioner affecting the premises in question; and

WHEREAS, the petitioner has failed to complete his papers, though duly notified to do so.

Resolved, that the foregoing petition be and it hereby is dismissed for lack of prosecution.

CASES DISMISSED.

Appliances.

The chairman called attention to the following cases, where notices of intention to petition were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative officials in the performance of their duty:

(1429-23-SA)

Filed December 5, 1923—Approval of Kerrihard Oil Burner. Petitioners: Ainesworth & Antone. Dismissed for lack of prosecution.

(1176-23-SA)

Filed October 29, 1923—Approval of Ziegler Oil Burner. Petitioner: Ziegler Oil Burners, Inc. Dismissed for lack of prosecution.

(1146-23-SA)

Filed October 4, 1923—Approval of Pennsylvania Fuel Oil Burner. Petitioner: Pennsylvania Globe Rotary Oil Burner Co. Dismissed for lack of prosecution.

(1526-22-SA)

Filed December 16, 1922—Approval of Delaney Fuel Oil Burner. Petitioner: Roland Steel Co. Dismissed for lack of prosecution.

(55-26-SA)

Filed January 21, 1926—Approval of Ferreira Oil Burner. Petitioner: Manuel A. Ferreira. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

WHEREAS, the foregoing petitioners have filed petitions with the board of standards and appeals for the approval of the above oil burners in question; and

WHEREAS, the petitioners have failed to complete their papers, though duly notified to do so.

Resolved, that the foregoing petitions be and they hereby are dismissed for lack of prosecution.

Adjourned 6.15 p. m.

WILLIAM J. O'GORMAN, Secretary.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

RULES

FIRE DRILL RULES, ADOPTED OCTOBER 5, 1923.

The following rules, governing Fire Drills, were adopted by the Board of Standards and Appeals at the special meeting held on Friday, October 5, 1923:

DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 and in any other building in which the Fire Commissioner may be directed pursuant to the power conferred in section 775-B of the Greater New York Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION.

Premises
Name of concern
Building No. Story

FOREMAN OR PERSON IN CHARGE

Regular Substitute

WATCHMAN

MALE SEARCHER

FEMALE SEARCHER

STREET ALARM BOX RUNNER

FIRE BRIGADE

EXIT GUARDS

Exit
"
"
"
"

SQUAD MONITORS

Squad No. 1
" 2
" 3
" 4
" 5
" 6

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captains) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE and FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET ALARM BOX RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm

rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNER, LESSEE OR TENANT who supervises the FIRE DRILL at the building shall submit to an examination by the Bureau of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

Rule 11. Duties of Engineer.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs requiring winding are rewound after each alarm and kept in normal condition for operation.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

APPLIANCES

FUEL OIL PUMPS

Approved by the Board of Standards and Appeals

<i>Name of Pump</i>	<i>Calendar No.</i>	<i>Name of Pump</i>	<i>Calendar No.</i>
American Marsh Duplex.....	638-25-SA	Marsh Fuel Oil Pump.....	1050-23-SA
American Marsh Simplex.....	639-25-SA	McGowan Horizontal Duplex Fuel Oil Pump..	936-23-SA
Ballard Duplex Electric Driven Pump Set....	1413-22-SA	M. D. Rotary.....	52-27-SA
Beach Russ Co. Rotary.....	1134-22-SA	Milwaukee Piston Rotating Port Pump.....	763-25-SA
Blackmer Rotary.....	935-24-SA	Monroe Oil Pump.....	658-26-SA
Blake & Knowles Horizontal Simplex Piston Pattern Pump.....	372-21-SA	Northern Rotary.....	1396-24-SA
Century Rotary.....	908-21-SA	Quimby Screw Pump.....	1193-21-SA
Cook Electric Oil Pump.....	603-25-SA	Ray Rotary.....	588-25-SA
Davidson	590-21-SA	Rotary Pressure Pump.....	1060-25-SA
Dean Bros. Durable Duple.....	840-22-SA	Rotary Vacuum Pump.....	513-25-SA
Deming Double Oscillating Force Pump.....	458-27-SA	Tate-Jones	492-21-SA
Exeter Rotary.....	507-22-SA	Teesdale Automatic Booster Fuel Oil Pump..	1279-25-SA
Gould Hand Rotary.....	1133-25-SA	Viking	438-21-SA
Gould Triplex Plunger.....	257-22-SA	Warren Oil Pump.....	1169-23-SA
Kinney Rotating Plunger Pump.....	503-24-SA	Worthington Duplex Double-Acting Steam Pump	184-22-SA
Leiman Rotary.....	95-24-SA	Worthington Show Model Duplex.....	194-24-SA

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

<i>Name of Burner</i>	<i>Calendar No.</i>	<i>Name of Burner</i>	<i>Calendar No.</i>
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*May Oil Burner.....	68-24-SA
*Arcoil Heat Machine.....	632-26-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	*Morrissey Oil Burner.....	673-27-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
Ballard Automatic Oil Burner.....	1363-23-SA	Morse Fan Tail Type Steam Atomizing Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Staples & Pfeiffer Steam Atomizing High Pressure Burner.....	1414-22-SA	*Moussette Oil Burner.....	887-25-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*National Rotary Oil Burner.....	836-25-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	*Nokol Automatic Heater.....	1078-24-SA
*Berggren Oil Burner.....	764-26-SA	*Nu-Way Oil Burner.....	773-26-SA
Best Calorex Burner.....	1464-21-SA	*Orr Fuel Oil Burner.....	113-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Paramount Oil Burner.....	1193-25-SA
*Caloroil Burner—Type AA.....	1361-24-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
Coen Mechanical Oil Burner.....	942-21-SA	Peabody-Fisher Wide Range Mechanical Oil Burner	644-21-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	*Petro Domestic Burner.....	161-26-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	Petro Mechanical Burner and Air Register..	735-24-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Doherty Oil Burner.....	943-26-SA	*Rayfield Oil Burner.....	504-26-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Ray Rotary Fuel Oil.....	504-23-SA
Enco Burner.....	1414-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Remington Oil Burner.....	891-26-SA
*Faultless Oil Burner.....	493-24-SA	*Rickard Oil Burner.....	1011-27-SA
Fess Turbine Burner.....	26-22-SA	Rockwell Fuel Oil Burner.....	341-21-SA
*Foster Oil Burner.....	715-26-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Schulse Home Oil Burner.....	1487-23-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	*Silent Automatic Oil Burner.....	458-26-SA
*Gill Oil Burner.....	1231-23-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Gulf Oil Burner.....	382-26-SA	Steam Oil Burner.....	183-22-SA
Hammel Oil Burner.....	1278-21-SA	*Summerheat Oil Burner.....	581-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
*Hart Automatic Oil Burner.....	1162-24-SA	Surface Combustion Low Pressure Burner..	92-23-SA
Holby Oil Burner.....	328-27-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Homer Domestic Oil Burner.....	1211-25-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*International Oil Burner.....	1305-24-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
Joyce Oil Burner.....	852-26-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heat Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lientz Oil Burner.....	155-20-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
		*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
		*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
- 1372-21-SA—Ford Fire Line Reducing Valve, approval of.
- 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Clen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1106-25-SA—Modern Oil Burner, approval of.

- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 1346-25-SA—Palmer Gravity Lock, approval of.
- 111-26-SA—Gem Fuel Oil Burner, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 418-26-SA—Film Inspection Machine (approved type), approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 792-26-SA—North American Low Pressure Oil Burner, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
- 950-26-SA—Ideal Fuel Oil Burner, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 88-27-SA—Hauck Venturi Low Pressure Oil Burner, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 402-27-SA—Faraday Model "F," 110 Volt A.C. Fire Alarm, approval of.
- 158-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 481-27-SA—Eisler Automatic Oil Burner, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 651-27-SA—The S. & G. Panic Lock, approval of.
- 698-27-SA—Everite Oil Burner, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
- 900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
- 1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	16
		Dismissed	12
		Denied	30
Cases filed up to February 1, 1928.....	91	Granted	0
		Granted on condition.....	64
		Appliances approved.....	7
Restored to calendar.....	11	Appliances dismissed, disapproved or withdrawn.....	7
		Rules approved.....	0
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	30	Requests to reopen granted.....	27
		Requests to reopen denied.....	3
Requests to amend.....	6	Requests to amend granted.....	6
		Requests to amend denied.....	0
Requests for modification.....	4	Requests for modification granted.....	2
		Requests for modification denied.....	2
Requests to rescind.....	0	Requests to rescind granted.....	0
		Requests to rescind denied.....	0
Requests for extension of time.....	8	Requests for extension of time granted.....	8
		Requests for extension of time denied.....	0
Requests for extension of permit.....	0	Requests for extension of permit granted.....	0
		Requests for extension of permit denied.....	0
Requests for mechanical installations.....	0	Requests to install granted.....	0
		Requests to install denied.....	0
Requests for approval of plans.....	0	Plans approved.....	0
		Plans disapproved.....	0
Administrative requests.....	0	Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
Requests for interpretation.....	0	Interpretations	0
		Requests withdrawn or dismissed.....	0
Total	819	Total	184
Disposed of.....	184		
Cases pending February 1, 1928.....	635		

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

Published weekly by the Board of Standards and Appeals at its office, Rooms 1001 to 1015, Municipal Building, New York City.

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FEBRUARY 14, 1928

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No. 7

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, February 14, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, February 21, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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773-26-SA.....	F.D.....	Nu-Way Fuel Oil Burner, Appliance

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CALL OF CLERK'S CALENDAR

TUESDAY, FEBRUARY 14, 1928, AT 2 P. M.

Building Zone Cases.

926-27-BZ.	APPLICANT—John J. Dunnigan, for Goldix Realty Corp., owner.
	PREMISES—1440 Sedgwick avenue, The Bronx.
	APPLICATION, under sections 7e and 21 of the building zone resolution,
	TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
937-27-BZ.	APPLICANT—Philip J. Sinnott, for Abraham Linsky, owner.
	PREMISES—5338-5342 Kings Highway, Brooklyn.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the erection and maintenance of a gasoline service station.
947-27-BZ.	APPLICANT—Joseph A. Walsh, for Louis Berkwit, owner.
	PREMISES—West side of White Plains road, 50 ft. south of Mace avenue, The Bronx.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
961-27-BZ.	APPLICANT—The New York Edison Co., owner.
	PREMISES—148-148½ East 40th street and 151-153 East 39th street, Manhattan.
	APPLICATION, under sections 7c and 21 of the building zone resolution,
	TO PERMIT in a residence district the alteration and extension to an existing transforming and electrical distributing station.

CALENDAR

1003-27-BZ.

APPLICANT—Bennett & Koepfel, for J. W. Sands Realty Corp., owner.

PREMISES—6913-6921 Fourth avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of an apartment house with store occupancy on the first story.

1024-27-BZ.

APPLICANT—I. L. Crausman, for 174th Street and Jerome Avenue Realty Corp., owner.

PREMISES—1650-1664 Jerome avenue and 1-9 East 174th street, The Bronx.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1109-27-BZ.

APPLICANT—Lillian R. Walker, owner.

PREMISES—East side of Woodhaven boulevard, 100.64 ft. south of Liberty avenue, Woodhaven, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1018-27-BZ.

APPLICANT—Charles Pfeifer and Meta Frese, owners.

PREMISES—2560 Coney Island avenue and 827 Gravesend Neck road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

523-27-BZ.

APPLICANT—Peter M. Coco, for Isidore Zuckerman, owner.

PREMISES—Easterly junction of 46th road, 189th street, and Hollis Court boulevard, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

524-27-BZ.

APPLICANT—Peter M. Coco, for Isidore Tannenbaum, owner.

PREMISES—Junction of Rocky Hill road and 47th avenue, 57.67 ft. west of 202nd street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

688-27-BZ.

APPLICANT—Peter M. Coco, for Russell Gasero, owner.

PREMISES—Southeast corner of Northern boulevard and 239th street, Douglaston, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

689-27-BZ.

APPLICANT—Peter M. Coco, for Orlando Vecchione, owner.

PREMISES—Junction of Kissena boulevard and Colden avenue, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

787-27-BZ.

APPLICANT—Philip J. Sinnott, substituted for Louis A. Sheinart, for Edis Realty Co., Inc., owner.

PREMISES—Northeast corner of Bay Ridge avenue and Shore road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station (previously denied).

FEBRUARY 14, 1928, 10 A. M.

Appeals from Administrative Orders.

1022-27-A—806-808 Broadway and 104-106 Fourth avenue, Manhattan.

1075-27-A—756-768 First avenue and 400 East 43rd street, Manhattan.

1077-27-A—3 East 61st street, Manhattan.

694-27-A—217-221 Main street, Tottenville, Borough of Richmond.

768-27-A—232-236 East 40th street, Manhattan.

933-27-A—604 West 46th street, Manhattan.

945-27-A—1208 Richmond avenue, Graniteville, Borough of Richmond.

1009-27-A—129-133 West 20th street, Manhattan.

1106-27-A—3-7 West 29th street, Manhattan.

968-27-A—Review avenue and Thomas street, between Long Island Railroad and Newtown Creek, Building No. 33, west end, Long Island City, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 14, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 556-27-BZ—Application, May 17, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of Thomas M. Gilligan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of White Plains avenue and East Tremont avenue, The Bronx.

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CALENDAR

CAL. NO. 855-27-BZ—Application, July 26, 1927, under section 21 of the building zone resolution, of Harry H. Holler, applicant, on behalf of Anna C. Bingler, owner (Certified Gas Stations, Inc., lessee), to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens.

CAL. NO. 984-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of T. & R. Construction Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of West 167th street and Sedgwick avenue, The Bronx.

CAL. NO. 1000-27-BZ—Application, September 12, 1927, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Patrick B. Noone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Woodhaven boulevard and 158th avenue, Aqueduct, Borough of Queens.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 946-27-BZ—Application, August 24, 1927, under section 21 of the building zone resolution, of Saul Goldsmith, applicant, on behalf of Bernard Corn, owner, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story; premises 8502-8512 19th avenue and 1864-1878 85th street, northwest corner, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

FEBRUARY 14, 1928, 2 P. M.

Petitions for Variations.

- 25-28-S—35-37 Broad street, Manhattan.
- 733-26-S—138-144 West 25th street, Manhattan.
- 798-27-S—27-39 West 57th street, Manhattan.
- 891-27-S—31-37 East 31st street, Manhattan.
- 964-27-S—14-16 East 38th street (fifth floor), Manhattan.
- 965-27-S—14-16 East 38th street, (seventh floor), Manhattan.
- 1010-27-S—129-133 West 20th street, Manhattan.
- 1020-27-S—224 East 38th street, Manhattan.
- 1021-27-S—4137-4139 Third avenue, The Bronx.
- 1055-27-S—452-456 West 55th street, Manhattan.
- 1105-27-S—3-7 West 29th street, Manhattan.
- 1114-27-S—810 Broadway, Manhattan.
- 1296-27-S—38-40 West 48th street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, FEBRUARY 21, 1928, AT 2 P. M.

Building Zone Cases.

952-27-BZ.

APPLICANT—Charles Martens, for Leah K. Kosower and Rosie Glickman, owners.

PREMISES—8102-8104 18th avenue and 1784-1786 81st street, southwest corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

958-27-BZ.

APPLICANT—Henry J. Nurick, for Elias Burak, owner.

PREMISES—509 Leonard street and 285-295 Driggs avenue, southwest corner, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station.

962-27-BZ.

APPLICANT—Charles E. Heydt, for 739 West End Avenue Corp., owner.

PREMISES—739 West End avenue and 301 West 96th street, northwest corner, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection of a one-story extension, also the alteration and change of the cellar living apartment for store purposes.

963-27-BZ.

APPLICANT—W. T. McCarthy, for James McLaren, owner.

PREMISES—867 Union street, Brooklyn.

APPLICATION, under section 7b of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a building to be used for store purposes.

976-27-BZ.

APPLICANT—Philip J. Sinnott, for McMahon Brothers, owners.

PREMISES—Southwest corner of Queens boulevard and Devon place, Kew Gardens, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles.

1007-27-BZ.

APPLICANT—Gardiner Conroy, for Emma C. Rivers, owner.

PREMISES—69-73 East 16th street and 1601-1611 Church avenue, northeast corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house with store occupancy on the first story.

1042-27-BZ.

APPLICANT—Kavy & Kavovitt, for Ely Horlick, owner.

PREMISES—219-221 Frost street, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

CALENDAR

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1053-27-BZ.

APPLICANT—William F. Doyle, substituted for Henry J. Nurick, for Clarog Holding Corp., owner.

PREMISES—665-667 Rogers avenue and 208-222 Clarkson avenue, Brooklyn.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

510-27-BZ.

APPLICANT—McCooey & Conroy, substituted for Philip J. Sinnott, for Alden Terrace Corp., owner.

PREMISES—Southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

540-27-BZ.

APPLICANT—Henry J. Nurick, for Abraham Goldinger, owner.

PREMISES—725-727 Bedford avenue, southeast corner of Flushing avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

FEBRUARY 21, 1928, 10 A. M.

Appeals from Administrative Orders.

1078-27-A—408-410 West 207th street, Manhattan.

1107-27-A—123-129 West 44th street, Manhattan.

969-27-A—227-228 West street, Manhattan.

1005-27-A—Southwest corner of Freeman street and Provost street, Brooklyn.

927-27-A—346-364 Hudson street, 88-98 King street and 79-89 Charlton street, Manhattan.

928-27-A—35-37 West 64th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 21, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 895-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Macombs Realty Corp., owner, to permit in a residence district the alteration and conversion of occupancy of the first story of an existing apartment house from residence to business use (stores); premises 65 Featherbed lane, northwest corner of Macombs road, The Bronx.

CAL. NO. 913-27-BZ—Application, August 13, 1927, under section 21 of the building zone resolution, of Charles Klenk, applicant, on behalf of Arthur Bucher, owner, to permit in a business district the erection and maintenance of a gasoline service sta-

tion; premises northwest corner of Fairview avenue and Forest avenue, Ridgewood, Borough of Queens.

CAL. NO. 938-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Danclare Holding Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2388-2394 Ryer avenue, The Bronx.

CAL. NO. 980-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Liberty Heights Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Cooper avenue and Cypress avenue, Cypress Hills, Borough of Queens.

CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Inc., owner (for amendment and modification of the previous resolution), to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

CAL. NO. 885-27-BZ—Application, August 4, 1927, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Eugene M. McCauliff, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2722-2728 Bailey avenue, The Bronx.

CAL. NO. 1013-27-BZ—Application, September 16, 1927, under section 21 of the building zone resolution, of John F. Buchan, applicant, on behalf of Ralph Ferrara, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8159-8167 Liberty avenue, Woodhaven, Borough of Queens.

CAL. NO. 1028-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Max Weinstein, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of White Plains road, 130.26 ft. south of Sagamore street, The Bronx.

CAL. NO. 1033-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of Paul Dispensa, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 111-15 37th avenue

CALENDAR

(Polk avenue), northwest corner of 111th street, Corona, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FEBRUARY 21, 1928, 2 P. M.

Petitions for Variations.

- 632-27-S—303-305 Fifth avenue, Manhattan.
939-27-S—151-153 West 26th street, Manhattan.
940-27-S—2035 Second avenue, Manhattan.
1036-27-S—208-212 West 76th street, Manhattan.

Appliance Submitted for Approval.

- 1094-27-SA—Fluid Heat Domestic Fuel Oil Burner, Type O, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, FEBRUARY 28, 1928, AT 2 P. M.

Building Zone Cases.

- 1074-27-BZ.
APPLICANT—John J. Dunnigan, for Gutttag Brothers Realty Co., Inc., owner.
PREMISES—585 St. Ann's avenue, northwest corner of East 150th street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

- 1091-27-BZ.
APPLICANT—McCooey & Conroy, substituted for Jacob Govern, for Jakmore Realty Corp., owner.
PREMISES—251-259 79th street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

- 1115-27-BZ.
APPLICANT—Louis A. Sheinart, for Cantel Realty Corp., owner.
PREMISES—South side of West 233rd street, 171 ft. west of Albany Crescent, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

- 1119-27-BZ.
APPLICANT—Max Feigenbaum, owner.
PREMISES—North side of Metropolitan avenue, 20.68 ft. east of Cuthbert place, Richmond Hill, Borough of Queens.
APPLICATION, under sections 7e and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

- 1123-27-BZ.
APPLICANT—William Meyer, owner.
PREMISES—Northwest corner of Central avenue and Meade street (68th street), Ridgewood, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be used for stores on the first story and as dwellings above.

1067-27-BZ.

- APPLICANT—Philip J. Sinnott, for Glenhall Realty Co., Inc., owner.
PREMISES—Northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

33-28-BZ.

- APPLICANT—William F. Doyle, for L. Haas Realty Corp., owner.
PREMISES—1367 Macombs road, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the alteration and change of occupancy from a garage for the storage of five (5) motor vehicles to a motor vehicle repair shop.

1102-27-BZ.

- APPLICANT—Philip J. Sinnott, for Bon Ton Holding Corp., owner.
PREMISES—West side of Broadway, 150 ft. south of West 240th street, The Bronx.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

1112-27-BZ.

- APPLICANT—Jacob Lubroth, Inc., for Louis Hernstat, owner.
PREMISES—1888 54th street, Brooklyn.
APPLICATION, under section 7a of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of an extension to an existing building for store occupancy.

1129-27-BZ.

- APPLICANT—Audrey Holding Corp., owner.
PREMISES—65-75 St. Nicholas place, northwest corner of West 153rd street, Manhattan.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of an apartment house with store occupancy in the basement story.

1207-27-BZ.

- APPLICANT—Henry C. Pelton, for John D. Rockefeller, Jr., owner.
PREMISES—680-684 Fifth avenue, Manhattan.
APPLICATION, under sections 7b and 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the erection and maintenance of an extension to an existing business building.

FEBRUARY 28, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1082-27-A—80 39th street, Building No. 23 (sixth and seventh floors), Brooklyn.

CALENDAR

1095-27-A—705-713 Fifth avenue and 3-5 East 55th street, Manhattan.

1096-27-A—516-530 West 20th street, Manhattan.

983-27-A—East side of Boscobel avenue, 179.66 ft. north of East 169th street, The Bronx.

932-27-A—232 Greenwich street, Manhattan.

973-27-A—33-35 Grand street, Brooklyn.

1044-27-A—700 Mott avenue, The Bronx.

1046-27-A—14 Jay street, Manhattan.

1052-27-A—1672-1678 Broadway, Manhattan.

1099-27-A—First street, bounded by Second street, Bond street and Gowanus Canal, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 28, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 105-27-BZ—Application, February 1, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Sobol Brothers, owners, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 301-303 Mulberry street, Manhattan.

CAL. NO. 906-27-BZ—Application, August 9, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Walter J. M. Donovan, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously withdrawn); premises 3803-3809 Tenth avenue and 440-446 West 204th street, southeast corner, Manhattan.

CAL. NO. 956-27-BZ—Application, August 26, 1927, under section 21 of the building zone resolution, of Henry R. Mygatt, applicant, on behalf of Stanley Murray, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Jerome avenue, 105.34 ft. north of East 172nd street, The Bronx.

CAL. NO. 1025-27-BZ—Application, September 19, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Oppenheim, Michelson & Zamore Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Avenue U and Brigham street, Brooklyn.

CAL. NO. 1050-27-BZ—Application, September 26, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of S. S. Kresge Co., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a building occupied in part for business purposes; premises 2125 86th street, Brooklyn.

CAL. NO. 1079-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution,

of William F. Doyle, applicant, on behalf of Repp Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Utica avenue and Avenue O, Brooklyn.

CAL. NO. 282-27-BZ—Application, March 17, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, substituted for William F. Doyle, on behalf of Wezco Realty Corp., owner, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles and the installation of a gasoline service station (previously withdrawn); premises 200-208 East 111th street and 2013-2025 Third avenue, southeast corner, Manhattan.

WILLIAM E. WALSH, *Chairman.*

FEBRUARY 28, 1928, 2 P. M.

Petitions for Variations.

609-27-S—243-249 West 67th street, Manhattan.

990-27-S—225-235 West 37th street (12th floor), Manhattan.

991-27-S—225-235 West 37th street (9th floor, front), Manhattan.

992-27-S—225-235 West 37th street (7th floor), Manhattan.

993-27-S—225-235 West 37th street (5th floor), Manhattan.

994-27-S—225-235 West 37th street (8th floor), Manhattan.

995-27-S—225-235 West 37th street (15th floor), Manhattan.

996-27-S—225-235 West 37th street (4th floor, front), Manhattan.

998-27-S—225-235 West 37th street (3rd floor), Manhattan.

999-27-S—225-235 West 37th street (6th floor, front), Manhattan.

502-27-S—16-24 West 47th street, Manhattan.

740-27-S—513-515 Flushing avenue, Brooklyn.

1049-27-S—700 Mott avenue, The Bronx.

769-27-S—232-236 East 40th street, Manhattan.

930-27-S—247-263 West 37th street (11th floor), Manhattan.

931-27-S—247-263 West 37th street (12th floor), Manhattan.

Appliances Submitted for Approval.

1076-27-SA—Ford Automatic Pressure Regulating Valve, approval of.

111-26-SA—Gem Oil Burner, approval of.

792-26-SA—North American Low Pressure Oil Burner, approval of.

88-27-SA—Hauck Venturi Low Pressure Oil Burner, approval of.

481-27-SA—Eisler Automatic Oil Burner, approval of.

1149-27-SA—Enterprise Rotary Fuel Oil Burner, approval of.

11-28-SA—Enterprise Oil Pump Set, approval of.

698-27-SA—Everite Oil Burner, approval of.

CALENDAR

FRIDAY, MARCH 2, 1928, AT 2 P. M.
SPECIAL MEETING.

Rules.

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

MARCH 6, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1110-27-A—225-235 25th street, Brooklyn.
1116-27-A—13-17 Forrest street, Brooklyn.
1117-27-A—25 Forrest street, Brooklyn.
1131-27-A—135-139 West 36th street, Manhattan.
1070-27-A—West side of West avenue, from 8th to 10th streets, Long Island City, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 6, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1027-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of G. & K. Investing Corp., owner, to permit in a residence district the erection and maintenance of a business building (stores); premises east side of Bailey avenue, 153.03 ft. north of Albany Crescent, The Bronx.

CAL. NO. 1051-27-BZ—Application, September 26, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Rutland Parkway, Inc., owner, to permit in a business district the erection and maintenance of a gaso-

line service station; premises 724-740 Ralph avenue, northwest corner of East 98th street, Brooklyn.

CAL. NO. 1305-25-BZ—Application, December 16, 1925, under sections 7e and 21 of the building zone resolution, of Harry Landy, applicant, on behalf of Love Lane Garage Corp., owner (for amendment and modification of the previous resolution), to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles; premises 46-50 Love lane, northwest corner of College place, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MARCH 6, 1928, 2 P. M.

Petitions for Variations.

- 861-27-S—611-621 Fifth avenue, 1-7 East 49th street and 28 East 50th street, Manhattan.
978-27-S—27 East Broadway, Manhattan.
989-27-S—1385-1391 Broadway and 132-142 West 38th street, Manhattan.
1017-27-S—20-22 West 57th street, Manhattan.
1064-27-S—242 West 27th street, Manhattan.
1066-27-S—20 East 56th street, Manhattan.
1097-27-S—Southeast corner of Harris avenue and William street, Long Island City, Borough of Queens.
1098-27-S—37-43 West 26th street, Manhattan.
1120-27-S—278-290 Avenue C and 701-729 East 16th street, Manhattan.
1132-27-S—578 Madison avenue and 24-26 East 57th street, Manhattan.

Appliance Submitted for Approval.

1071-27-SA—New Process Oil Burner, approval of.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 7, 1928.

Present: Commissioner Connell, Acting Chairman; Commissioners Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, January 31, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, January 31, 1928, were approved as printed in the Bulletin, No. 5, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

927-27-A.

APPELLANT—Turner Construction Co., for King Charlton Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—346-364 Hudson street, 88-98 King street and 79-89 Charlton street, Manhattan.

APPEARANCES—

For Appellant: John R. Voorhees.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to February 21, 1928, at 10 a. m., to submit proper plans.

983-27-A.

APPELLANT—Philip J. Sinnott, for Basko-Bell Corp., owner.

SUBJECT—Application for reopening—rescindment of former action by board—re appeal from order of the superintendent of buildings.

PREMISES AFFECTED—East side of Boscobel avenue, 179.66 ft. north of East 169th street, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Appeal reopened and set for hearing February 28, 1928, at 10 a. m.

THE VOTE TO REOPEN AND RESTORE TO CALENDAR—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Negative	0
Absent: Chairman Walsh.....	1

1008-27-A.

APPELLANT—Nathan Langer, for Anna Bendremer, owner.

SUBJECT—Appeal from order of the fire commissioner.

MINUTES

PREMISES AFFECTED—167 East 105th street, Manhattan.

APPEARANCES—

For Appellant: Nathan Langer.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1008-27-A)

WHEREAS, Nathan Langer, for Anna Bendremer, owner, filed, September 13, 1927, an appeal from an order of the fire commissioner, affecting premises 167 East 105th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 24, 1927, reads:

"1. Discontinue the maintenance of a non-storage garage on these premises, unless occupancy of building is changed to conform to the provision of Section 154, Chapter 10, Code of Ordinances.

"Note: No occupancy is permitted to intervene between the garage and the dwelling.";

and

WHEREAS, the building is non-fireproof, four stories in height, 20 ft. by 62 ft. in area; OCCUPIED: 1st story, garage for the storage of four motor vehicles; 2nd story, storage for metal cans; 3rd and 4th stories, one family residing on each story; and

WHEREAS, the appellant claims that the building was altered under plans approved July 8, 1919, by the bureau of buildings, the completed work and occupancy of the building was approved and accepted by the bureau of buildings; furthermore, the appellant contends that there has been no alteration or change of occupancy since the alteration was made.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

919-27-A.

APPELLANT—Powers & Mayer, Inc., for 58-64 West 40th Street Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—58-64 West 40th street (9th floor), Manhattan.

APPEARANCES—

For Appellant: Robert S. Tipping.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(919-27-A)

WHEREAS, Powers & Mayer, Inc., for 58-64 West 40th street Corp., owner, filed, August 16, 1927, an appeal from an order of the fire commissioner, affecting premises 58-64 West 40th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 1, 1927 (Order No. 39270-LC), reads:

"1. Have each operator of a blow-pipe or other similar device or apparatus for heating, melting or welding apply for and secure a Certificate of Fitness.";

and

WHEREAS, the building is fireproof, 16 stories in height, 74 ft. by 98 ft. 9 in. on first story and 74 ft. by 79 ft. 7 in. in area above; OCCUPIED: 1st story, stores; upper stories, offices, show rooms and 25 per cent manufacturing (mostly jewelry), 30 persons per story; appellant occupying the ninth story as a manufacturing jeweler; and

WHEREAS, appellant contends that the gas used is oxygen for the purpose of intensifying the heat of the city gas flame for soldering; that two 220 cubic feet cylinders are used and that the large torch is operated by a foreman who has a certificate of fitness.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that no hydrogen shall be maintained or used on the premises; that the operator of the tanks shall have a certificate of fitness and that the portion of the premises used for melting metals shall be enclosed in a fireproof room, and granted only as long as conditions as to use and occupancy remain unchanged.

445-27-A.

APPELLANT—Daniel J. McPharland, for California Pie & Baking Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—324-330 Douglass street, Brooklyn.

APPEARANCES—

For Appellant: Charles H. Young.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(445-27-A)

WHEREAS, David J. McPharland, substituted for Albert Schlessler, for California Pie and Baking Co., Inc., lessee, filed, April 25, 1927, an appeal from an order of the fire commissioner, affecting premises 324-330 Douglass street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 22, 1927 (Order No. 2494-LC), reads:

"12. Permanently brick up the door opening in the brick division wall as shown on F. D. Plan 530-25

or

"Install a 4" standpipe in accordance with the requirements of Sec. 581 Bldg. Code.";

and

WHEREAS, the premises consist of two one-story non-fireproof sections, connected by openings, protected on both sides by fire doors in the rear walls; the Degraw street section being 94 ft. 10 in. by 98 ft. 6 in. (approximately 9,300 sq. ft.) in area and the Douglass street section being 91 ft. 4 in. by 100 ft. (approximately 9,100 sq. ft.) in area; a total area of approximately 18,400 sq. ft.; OCCUPIED: Douglass street section, garage for more than five motor trucks, 2 persons; Degraw street section, pie bakery, 21 persons; and

WHEREAS, appellant contends that the premises are in operation at all times, day and night, under the supervision of a foreman, and in lieu of the required standpipe system proposes to install a 40-gallon portable fire extinguisher in each section of the premises.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the opening shall be bricked up to allow but a 3 ft. 6 in. doorway, equipped with automatic, self-closing fireproof doors on each side; that the building shall not be increased in height, area or dimension, and that a 40-gallon portable fire extinguisher shall be provided

MINUTES

and maintained on the garage side, and granted only as long as conditions as to use and occupancy shall remain unchanged.

1012-27-A.

APPELLANT—Harry J. Dillon, for Brooklyn Borough Gas Co., owner.

SUBJECT—Appeal from decision of the fire commissioner.
PREMISES AFFECTED—North side of Coney Island Creek, 610 ft. east of Old Sea Beach R.R., Brooklyn.

APPEARANCES—

For Appellant: Harry J. Dillon.

For Administration: Inspector Call of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1012-27-A)

WHEREAS, Harry J. Dillon, for the Brooklyn Borough Gas Co., owner, filed, September 14, 1927, an appeal from a decision of the fire commissioner, affecting premises north side of Coney Island Creek, 610 ft. east of Old Sea Beach Railroad, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated September 9, 1927, reads:

"1. New 400,000 gallon tank must be placed 2' below lowest level with 10' and encased in 12" of concrete. Calendar No. 361-22-A does not apply.";

and

WHEREAS, the premises consist of a plot of ground along the north side of Coney Island Creek on which is located the plant of the Brooklyn Borough Gas Co., consisting of a fireproof storehouse, two 100,000-gallon tanks, one 200,000-gallon tank and one 400,000-gallon tank for the storage of gas oil; and

WHEREAS, the appellant proposes to erect an additional gas oil tank of 400,000 gallon capacity above ground, surrounded by dike walls of reinforced concrete construction, enclosing a space sufficient to hold the entire contents of the proposed tank in case of rupture; and

WHEREAS, the appellant contends that the premises are surrounded by vacant land, marshes and water; that it is impossible to bury the tank due to the ground being below tide water.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the new 400,000-gallon tank shall be installed in the same manner as that prescribed for the existing tank by the board under Cal. No. 361-22-A, and that in addition an earth embankment shall be provided around the outside of the retaining wall enclosure with a three-foot berm at the level of the top of the retaining wall and a slope of one to one and a half to the present ground surface, and that the intermedite space between the present retaining wall of the now existing tank and the retaining wall for the proposed tank shall be filled with dirt up to the top of the retaining wall.

988-27-A.

APPELLANT—F. W. Mayes, for Isabelle Realty Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—81-83 Alexander avenue, 305-323 East 132nd street and 306-308 East 133rd street, The Bronx.

APPEARANCES—

For Appellant: F. W. Mayes.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(988-27-A)

WHEREAS, F. W. Mayes, for Isabelle Realty Co., owner, filed, September 9, 1927, an appeal from an order of the fire commissioner, affecting premises 81-83 Alexander avenue, 305-323 East 132nd street and 306-308 East 133rd street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated August 15, 1927 (Order No. 25411-F), reads:

"1. Provide a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building is non-fireproof, L shaped in area, with a frontage of 200 ft. on East 132nd street and 50 ft. on Alexander avenue and 50 ft. on East 133rd street, with a dimension across the rear of 200 ft.; the building is four, five and six stories in height; OCCUPIED: cellar, boiler room, 1 person; 1st story, shipping, 4 persons; 2nd, 3rd, 4th, 5th and 6th stories used for piano assembly, having respectively 24, 18, 12, 8 and 1 persons on each story; EXITS consist of three interior stairways, one in the Alexander avenue section, one in the westerly section on East 132nd street and one in the East 133rd street section, extending from the first story to the top story, enclosed in wood box partitions with wooden sash doors at the openings and a scuttle ladder to roof; a fire escape on the East 133rd street front; a fire escape on the East 132nd street front at the easterly end; a fire escape connecting the westerly section of East 132nd street with the center section at the rear and a fire escape connecting the East 133rd street section with the center section at the rear; a fire escape on the east side of Alexander avenue section with fireproof windows along the course thereof and egress from the open yard direct to street; the building being equipped with a sprinkler system; and

WHEREAS, the appellant contends that the building is subdivided into two sections by a brick wall equipped with tin-elad fire doors at the openings; the building is equipped with a sprinkler system.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the door openings in the south-westerly fire wall between the four and five story sections be equipped with an additional automatic fire door at each story; that all necessary fire extinguishers required by the fire department shall be installed and maintained, and that a watchman's clock system shall be maintained on the premises, and granted only as long as conditions as to occupancy and use remain substantially unchanged and the building is not increased in height, area or dimension.

985-27-A.

APPELLANT—Croker Nat'l Fire Prevention Eng. Co., for American Founders Office Bldg., Inc., owner.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—50 Pine street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

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THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief
Kerlon 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(985-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for American Founders Office Building, Inc., filed, September 8, 1927, an appeal from an order of the fire commissioner, affecting premises 50 Pine street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 15, 1927 (Order No. 16601-F), reads:

"1. Arrange house water supply so that it will be connected with the tank or the outside thereof and above 3,500 gallon mark.

"3. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings, and which are not more than 50' above a neighboring roof at east, west and north sides of building, or other approved protection, as per Sec. 375, Art. 18, Chapter 5 of the Code of Ordinances.";

WHEREAS, the order of the fire commissioner, dated April 13, 1927 (Order No. 16602-F), reads:

"1. Raise standpipe tank 20' above the roof level and properly support same, etc.";

WHEREAS, the building is fireproof, 12 stories (147 ft. 4 in.) in height, 40 ft. 2 in. by 95 ft. 8 in. in area at first story and 40 ft. 2 in. by 88 ft. 8 in. in area above; OCCUPIED as an office building, approximately 20 persons per story; and WHEREAS, there are ten openings in the east wall of the building on each story above the fifth story within 50 ft. of the roof of an abutting five-story building to the east and within 30 ft. of openings in a neighboring 12-story building to the east; three openings in the west wall of the building on each story above the eighth story within 50 ft. of the roof of an abutting seven-story building to the west and four windows in the north wall of this building on each story above the first story within 30 ft. of openings in a nine-story neighboring building to the north; and

WHEREAS, appellant contends that with the exception of the double-hung windows along the stair hall at the westerly side of the building, all windows in the building having pivoted sash and transoms and proposes to provide iron shutters on the double-hung windows along the westerly stair hall; as to the standpipe orders, appellant contends that the building was erected in 1901 and that the 4,000-gallon capacity tank located 6 ft. 6 in. above the outlet in the top story is located as shown upon approved plans.

Resolved, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted*, as to item 1 of Order No. 16601-F, *on condition* that connection for the house supply shall be placed on the outside of tank above the 2,500 gallons reserved for the standpipe system, and as to item 3 of Order No. 16601-F, *on condition* that the windows in the court on the westerly side of the building, for the stair hall, stairway and toilet shall be equipped with approved protection as required under the order; that the windows on the easterly side of the building above the roof on the easterly gable wall directly south of the court, one window in the south wall of the court, one window in the north wall of the court and one window in the easterly gable wall directly north of the north wall of the court, up to and including the tenth floor, shall be equipped and maintained with approved protection as called for in the order, and *granted*, as to item 1 of Order No. 16602-F, *on condition* that the occupancy and use remains unchanged and the building is not increased in height, area or dimension.

BUILDING ZONE CASES

906-27-BZ.

APPLICANT—Edward P. Doyle, for Walter J. M. Donovan, owner.

SUBJECT—Application (re decision of the superintendent of buildings under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously withdrawn).

PREMISES AFFECTED—3803-3809 Tenth avenue and 440-446 West 204th street, Manhattan.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: Meyer Appel.

ACTION OF BOARD—Laid over to February 28, 1928, at 10 a. m., for inspection and report by a committee of board.

573-26-BZ.

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner.

SUBJECT—Application (re decision of superintendent of building) under sections 7(c) and 21 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed building to be used for business purposes. (Variation previously granted on condition.)

PREMISES AFFECTED—636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: John P. Amatrano and others.

ACTION OF BOARD—Acting chairman read request for adjournment. Laid over to February 21, 1928, at 10 a. m.

946-27-BZ.

APPLICANT—Edward P. Doyle, for Bernard Corn, owner.

SUBJECT—Application (re decision of the tenement house commissioner) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story.

PREMISES AFFECTED—8502-8512 19th avenue and 1864-1878 85th street, Brooklyn.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: Margaret E. Hazzel and Elias Medlin.

ACTION OF BOARD—Laid over to February 14, 1928, at 10 a. m., on request of applicant.

885-27-BZ.

APPLICANT—William Shary, for Eugene H. McCauliff, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2722-2728 Bailey avenue, The Bronx.

APPEARANCES—

For Applicant: Marcy Finkelstein.

For Opposition: Walter Loria and Virginia A. Reilly.

ACTION OF BOARD—Laid over to February 21, 1928, at 10 a. m., on request of applicant's representative and consent of the opposition.

897-27-BZ.

APPLICANT—Harry Cook, for Keva Shodnick, owner.

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SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building (stores).

PREMISES AFFECTED—Southwest corner of Hollis avenue and 191st street, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Harry Cook.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh

60-25-BZ.

APPLICANT—Benenson Realty Co., owner.

SUBJECT—Application for reopening—extension of time in which to obtain permits—re application (decision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2115-37 Webster avenue, The Bronx.

APPEARANCES—

For Applicant: Edward Hoffman.

ACTION OF BOARD—Request to reopen application and extend time to obtain plans and complete work denied.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative

Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Absent: Chairman Walsh

802-27-BZ.

APPLICANT—Colonial Installation Corp., for Benjamin Sakren, owner (Jack Jacobsen, lessee).

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—380 Rogers avenue, Brooklyn.

APPEARANCES—

For Applicant: Philip S. Rivilin, Howard Mason and Benjamin Sakren.

For Opposition: Joseph Petchesky and Abraham Levine.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Holland

Negative: Acting Chairman Connell, Commissioner Guilfoyle and Chief Kenlon

Absent: Chairman Walsh

THE RESOLUTION—

(802-27-BZ)

WHEREAS, Colonial Installation Corp., for Benjamin Sakren, owner, filed, July 11, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 380 Rogers avenue, northwest corner of Empire boulevard, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 7, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Rogers avenue and Empire boule-

vard are in a business district, Sullivan street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 31, 1927 (App. No. 9405-1927), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4 (a), subdivision 46.

"The installation of a gasoline service station in a business district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 22 ft. 7 in. on Empire boulevard and 91 ft. 1 in. on Rogers avenue, upon which it is proposed to install a 550-gallon storage tank and the necessary valves, piping and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the grounds of hardship and practical difficulties for the reason that the property was purchased July 15, 1925, after the amendment of the zoning law prohibiting gasoline stations in a business district.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

APPROVAL OF PLANS

971-27-BZ.

APPLICANT—Henry N. Steinert, for Evelina S. Perkins, owner (Assets Funding Corp., lessee).

SUBJECT—Application for approval of plans in accordance with resolution adopted by the board on December 6, 1927.

PREMISES AFFECTED—270 Dyckman street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Acting chairman read engineer's report. Engineer's report adopted; plans approved as in accordance with resolution adopted as to ornamentation only.

THE VOTE TO ADOPT ENGINEER'S REPORT AND APPROVE PLANS AS TO ORNAMENTATION ONLY—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh

CASES DISMISSED.

Appeals from Administrative Orders.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative officials in the performance of their duty:

(889-27-A)

Filed August 5, 1927—Premises 2 Point Circle, Malba, Borough of Queens. Appellant: Socony Burner Corp. Order of the fire commissioner. Dismissed for lack of prosecution.

(1083-27-A)

Filed October 5, 1927—Premises 1519 49th street, Brooklyn. Appellant: Edward Schlesinger. Decision of superintendent of buildings. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh

THE RESOLUTION—

WHEREAS, the foregoing appellants have filed appeals with the board of standards and appeals from orders and de-

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cisions of administrative officials affecting the premises in question; and

WHEREAS, the appellants have failed to complete their papers, though duly notified to do so.

Resolved, that the foregoing appeals be and they hereby are dismissed for lack of prosecution.

Under the Building Zone Resolution.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative officials in the performance of their duty:

(972-27-BZ)

Filed September 2, 1927—Premises 1799-1803 St. Johns place and 1512 Eastern parkway, Brooklyn. Applicant: Elsie E. Rothman. Decision of fire commissioner. Dismissed for lack of prosecution.

(1014-27-BZ)

Filed September 16, 1927—Premises 61-65 Quentin road, Brooklyn. Applicant: Herman Wolff. Decision of superintendent of buildings. Dismissed for lack of prosecution.

(1016-27-BZ)

Filed September 16, 1927—Premises southeast corner of Walker boulevard and Cutherbridge avenue, Arthur Kill, Borough of Richmond. Applicant: Arthur B. Daub. Decision of fire commissioner. Dismissed for lack of prosecution.

(1023-27-BZ)

Filed September 19, 1927—Premises 2006 Bedford avenue and 99 Clarkson avenue, Brooklyn. Applicant: Adolph Goldberg. Decision of fire commissioner. Dismissed for lack of prosecution.

(1039-27-BZ)

Filed September 22, 1927—Premises 4 Hillside Terrace, Borough of Richmond. Applicant: Frank Wall. Decision of superintendent of buildings. Dismissed for lack of prosecution.

(1100-27-BZ)

Filed October 11, 1927—Premises 2040 Atlantic avenue, Brooklyn. Applicant: Martin Auto Service, Inc. Decision of superintendent of buildings. Dismissed for lack of prosecution.

(1103-27-BZ)

Filed October 11, 1927—Premises 105-115 Northern boulevard, Flushing, Borough of Queens. Applicants: William Domroe and Philip J. Sinnott. Decision of superintendent of buildings. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Negative	0
Absent: Chairman Walsh.....	1

THE RESOLUTION—

WHEREAS, the foregoing applicants have filed with the board of standards and appeals applications under the building zone resolution affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

Resolved, that the applications be and they hereby are dismissed for lack of prosecution.

AREAS FIXED.

(510-27-BZ)

The chairman presented and read a communication from McCooey & Conroy requesting the board to fix an area deemed affected and within which to obtain consents for the erection and maintenance of a gasoline service station; premises southwest corner of Cypress Hills road and Cooper avenue, Borough of Queens.

The following area has been approved by the board:

Both sides of Cypress Hills road from a point 100 ft. south of 78th avenue (62nd street) to a point 400 ft. north of proposed garage; both sides of Cooper avenue from Cypress Hills road to a point 400 ft. west of proposed garage; also the east side of Lotus avenue from Cooper avenue to a point 150 ft. south of Cooper avenue.

(41-28-BZ)

The chairman presented and read a communication from Cohen & Siegel, requesting the board to fix an area deemed affected and within which to obtain consents for the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2704-2710 Bailey avenue, Borough of The Bronx.

The following area has been approved by the board:

The east side of Bailey avenue from West Kingsbridge road to West 193rd street; also the premises at rear and for a distance of 50 ft. on either side of the lot lines of the premises in question.

(1016-27-BZ)

The chairman presented and read a communication from Arthur B. Daub, requesting the board to fix an area deemed affected and within which to obtain consents for the erection and maintenance of a gasoline service station; premises southeast corner of Walker boulevard and Outerbridge avenue, Arthur Kill, Borough of Richmond.

The following area has been approved by the board:

Both sides of Outerbridge avenue from a point 200 ft. west of Walker boulevard to a point 400 ft. east of proposed gasoline station; both sides of Walker boulevard from Bridge Plaza to a point 200 ft. north of Outerbridge avenue; both sides of Pleasant avenue to a point 400 ft. east of proposed gasoline station; also the north side of North Bridge Street from Walker boulevard to a point 200 ft. west of Walker boulevard.

(1336-27-BZ)

The chairman presented and read a communication from Henry G. Harrington requesting the board to fix an area deemed affected and within which to obtain consents for the alteration of an existing building used for prohibitive purposes and the installation of a gasoline service station; premises 1785-1789 Bushwick avenue and 51-59 Jamaica avenue, Borough of Brooklyn.

The following area has been approved by the board:

Both sides of Bushwick avenue from Jamaica avenue to Fanchon place; both sides of Pellington place from Bushwick avenue to Highland avenue; both sides of Jamaica avenue from Sheffield avenue to Vermont street (not including the unrestricted district extending east and west of Pennsylvania avenue); the westerly side of New Jersey avenue from Jamaica avenue to Evergreen place; also the south side of Evergreen place from New Jersey avenue to the westerly dead end of Evergreen place.

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(40-28-BZ)

The chairman presented and read a communication from Cohen & Siegel requesting the board to fix an area deemed affected and within which to obtain consents for the erection and maintenance of a garage for the storage of more than five motor vehicles and also the omission of the rear yard required at a point 23 ft. above the curb level under the zone resolution; premises 2075-2103 White Plains road, Borough of The Bronx.

The following area has been approved by the board:

Both sides of White Plains road from Bronxdale avenue to a point 400 ft. north of proposed garage; both sides of Brady avenue from a point 100 ft. east of White Plains road to Bronx Park East; also the east side of Bronx Park East from Brady avenue to a point 400 ft. north of Brady avenue.

Adjourned 1.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 7, 1928.

Present: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS

939-27-S.

PETITIONER—Samuel Rosenblum, for Julia E. Wheelock, owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—151-163 West 26th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to February 21, 1928 at 2 p. m., on request of petitioner.

861-27-S.

PETITIONER—William F. Doyle, for Saks Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—611-621 Fifth avenue, 1-7 East 49th street and 28 East 50th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 6, 1928, at 2 p. m., on written request.

502-27-S.

PETITIONER—Thomas I. Sheridan, for Stephen Realty Co., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—16-24 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: Timothy J. Healy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to February 28, 1928, at 2 p. m., on request of petitioner's representative.

740-27-S.

PETITIONER—Louis Heuthwohl, owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—513-515 Flushing avenue, Brooklyn.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition laid over to February 28, 1928, at 2 p. m., for final action.

865-27-S.

PETITIONER—John J. Gilmartin, for Etta Realty Holding Corp., owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—40-42 West 37th street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn to comply with order of fire commissioner.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin

Negative

Absent: Chairman Walsh

977-27-S.

PETITIONER—Carmel Bros., Inc., lessee.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (10th floor), Manhattan.

APPEARANCES—

For Petitioner: M. Mandel and Joseph Allen.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn to comply with order of the fire commissioner.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin

Negative

Absent: Chairman Walsh

917-27-S.

PETITIONER—Edward P. Doyle, for 635 Sixth Avenue Corp., owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—635-643 Sixth avenue and 101-105 West 37th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Acting chairman read request to withdraw. Petition withdrawn.

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THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin 4
Negative 0
Absent: Chairman Walsh..... 1

1085-27-S.

PETITIONER—John J. Gilmartin, for 7 West 36th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—7-9 West 36th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Acting chairman read request to withdraw. Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin 4
Negative 0
Absent: Chairman Walsh..... 1

898-27-S.

PETITIONER—Cohen & Siegel, for Tegetmeier & Riepe Co., owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—771-773 First avenue, Manhattan.

APPEARANCES—

For Petitioner: Aaron Kaplan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(898-27-S)

WHEREAS, Cohen & Siegel, for Tegetmeier & Riepe Co., owners, filed, August 8, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 771-773 First avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 18, 1927 (Order No. 24796-LD), reads:

"1. Provide an additional means of exit on 1st story at rear of building, remote from present exit. Sec. 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, five stories and cellar (67 ft.) in height, 50 ft. by 100 ft. in area; OCCUPIED: cellar, machine shop, 3 persons; 1st story, blacksmith, 4 persons; 2nd story, auto repair shop, 4 persons; 3rd story, lettering on glass, 3 persons; 4th story, office and machine shop, 4 persons; 5th story, paint shop, 4 persons; EXITS: two interior iron stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that at the first story the building covers the entire lot; that the occupancy of the first story is small and requests the acceptance of the existing means of egress from the first story.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 24796-LD, item 1, on condition that not more than four persons shall be allowed on the first floor, and

so long as conditions as to use and occupancy shall remain unchanged.

920-27-S.

PETITIONER—Dr. T. E. Kelleghan, owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—272 Flushing avenue, Long Island City, Queens.

APPEARANCES—

For Petitioner: James Valicenti.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Martin 4

Negative 0

Agstent: Chairman Walsh..... 1

THE RESOLUTION—

(920-27-S)

WHEREAS, Dr. T. F. Kelleghan, owner, filed, August 16, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 272 Flushing avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated July 27, 1927 (Order No. 25051-LD), reads:

"1. Provide a secondary means of egress from 2nd story remote from interior stairway as per Sec. 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, two stories in height, 50 ft. by 91 ft., irregular, in area at first story and 37 ft. by 56 ft. in area above; OCCUPIED by one concern for the manufacture of medicinal effervescent salts: 1st story, 15 persons; 2nd story, storage, no occupancy; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in wood lath and plaster partitions with wood doors at openings; ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner contends that the materials used in the manufacture of the effervescent salts are incombustible; that there are no persons employed on the second story and that there are windows on the second story, opening on one-story extension roofs of the building in question, which may be used as emergency exits.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 25051-LD, item 1, on condition that a balcony fire escape shall be provided at the window on the second story, Flushing avenue front, on the westerly end of the building, with drop ladder in guides to the street; that the building shall be not increased in height or area, and this variation is granted so long as conditions as to use and occupancy remain substantially unchanged.

944-27-S.

PETITIONER—Simon Ullian, for Empire Bedding Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—160 East 126th street, Manhattan.

APPEARANCES—

For Petitioner: William Lindenbaum and Simon Ullian.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

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Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin 4
Absent: Chairman Walsh..... 1
THE RESOLUTION—

(944-27-S)

WHEREAS, Simon Ullian, for Empire Bedding Co., Inc., owner, filed, August 23, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 160 East 126th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 3, 1927 (Order No. 19312-LD), reads:

"1. Extend the interior stairway at the east side of building to the roof, as per Sec. 271 of the Labor Law.

"2. Arrange the fire escape on the front of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sec. 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law. Among the defects noted are the following: (1) Windows on course not fireproof, self-closing. (2) No 60 degree connecting stairs. (3) Rails not 3' high. (4) No guard rail around well holes. (5) No counterbalanced stairway from lowest balcony to street."

and

WHEREAS, the building is non-fireproof, five stories in height, 24 ft. by 90 ft. in area at first story and 24 ft. by 85 ft. in area above; OCCUPIED for the manufacture of beds, mattresses, etc., not more than 3 persons on each story; EXITS: an interior wooden stairway, extending from the first story to top story, wood partitions on side of stairs at 1st, 2nd and 3rd stories, otherwise open; a fire escape on the front of the building, having non-fireproof openings along the course thereof, extending from the second story to top story, with drop ladder to the sidewalk; ROOFS of adjoining buildings: three stories lower at east; 7 ft. lower at west; and

WHEREAS, the petitioner claims that the building has been used continuously for factory purposes since its erection in 1900; that seldom there is a total of more than ten persons in the building; furthermore, the petitioner contends that the exits are adequate and the orders are unnecessary.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and that the petition be and it hereby is *denied*.

683-27-S.

PETITIONER—32nd-33rd Street Corp., lessee.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—2-16 West 33rd street, Manhattan.

APPEARANCES—

For Petitioner: James P. Whiskeman and Charles Cox.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Martin 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(683-27-S)

WHEREAS, Thirty-second-Thirty-third Street Corp., lessee, filed, June 14, 1927, a petition for a variation from the requirements of the labor law, as cited in orders of the fire

commissioner, affecting premises 2-16 West 33rd street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated May 25, 1927, read:

"Order No. 21666-LD:

"1. Arrange all doors on all stories to open outwardly, Sec. 270 of the Labor Law.

"Order No. 21667-LD:

"1. Remove all articles and wares (Cigar stand, bootblack stands, telephone booths) from passageway, 1st story center 33rd St. also (lunch and refreshment stand) at passageway, foot of stairway known as No. 7-5 West 32nd St. as per rule 10, Board of Standards and Appeals, adopted Feb. 23, 1927.

"2. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law."

and

WHEREAS, the building, facing on two street fronts, is fireproof, 12 stories in height, 200 ft. by 200 ft. in area; the two wings facing on 32nd street having respective frontages of 25 ft. and 52 ft.; OCCUPIED: 1st story, stores; 2nd and 3rd stories, offices and show rooms for rugs, approximately 100 persons; 4th to 12th stories, inclusive, offices, show rooms and light manufacturing (women's wearing apparel), approximately 100 persons per story; there being, also, in the main entrance hall leading to 33rd street a cigar stand, bootblack stands and telephone booths and in the main entrance hall leading to 32nd street there is a lunch stand; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: five interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the doors leading from the various lofts on each story into the public corridors on each story swing inwardly and, also, there are erected on each story partitions not built of incombustible material; petitioner proposes to remove the existing lunch stand in the 32nd street entrance hall and to erect in place thereof fireproof partitions forming a store 8 ft. by 15 ft. in area, and contends that the partitions in question do not interfere with the exits or the sprinkler system and that if the doors opened into the corridors a hazardous condition would result.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 21666-LD, item 1, *on condition* that all doors leading from any factory occupancy now in existence in the building shall be arranged to open outwardly; that no additional space in the entire building shall be rented for factory use, and that the future renting of the present space now used as factory for factory purposes shall be discontinued, and as to Order No. 21667-LD, items 1 and 2, the petition be and it hereby is *denied*.

1038-27-S.

PETITIONER—Croker Nat'l Fire Prevention Eng. Co., for Johnson Cowdin Emmerich, Inc., owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—1750 Webster avenue, The Bronx.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Martin 4

Negative 0

Absent: Chairman Walsh..... 1

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THE RESOLUTION—

(1038-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Johnson Cowdin Emmerich, Inc., owner, filed, September 22, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1750 Webster avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated April 28, 1927 (Order No. 18879-LD), reads:

"1. Arrange bars on windows so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Section 272 of the Labor Law."

and

WHEREAS, the building is non-fireproof, five stories (64 ft. 4 in.) and basement in height, 56 ft. by 266 ft. 8 in. in area; OCCUPIED by one concern for the manufacture of ribbons: basement, storage, no occupancy; 1st story, stock room and weaving, 39 persons; upper stories, weaving, 30 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: three interior wooden stairways, extending from the first story to top story, enclosed in fireproof partitions with fireproof doors at openings; two fire escapes on the southerly side of the building, having fireproof openings along the course thereof, extending from the top story balcony to the yard, with EGRESS from the termination of the fire escape by means of driveway to street; ROOF of adjoining building: to southeast, 10 ft. higher; and

WHEREAS, iron bars have been placed on the windows in the north and west walls of the basement story and on the windows of the north and east walls of the first story; and

WHEREAS, petitioner contends that the bars on one window in the north wall and on one window in the east wall of the first story are arranged to swing out and proposes to arrange so as to be movable the bars on two windows in the north wall of the basement and two windows in the north wall of the first story of the premises.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 18879, item 1, on condition that the following windows in the basement, one window in the front basement and three windows spaced about equally apart on the Ittner place front shall be provided with movable or removable bars; as to the first story, one window on the front on Webster avenue and every sixth window on the Ittner place side shall be provided with movable or removable bars and that the building shall remain in single tenancy; that the building shall be not increased in height or area, and this variation is granted so long as conditions as to occupancy and use remain substantially unchanged.

987-27-S.

PETITIONER—F. W. Mayes, for Isabelle Realty Co., owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—81-83 Alexander avenue, 305-323 East 132nd street and 306-308 East 133rd street, The Bronx.

APPEARANCES—

For Petitioner: F. W. Mayes.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Martin 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(987-27-S)

WHEREAS, F. W. Mayes, for Isabelle Realty Co., owner, filed, September 9, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 81-83 Alexander avenue, 305-323 East 132nd street and 306-308 East 133rd street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated August 15, 1927 (Order No. 25410-LD), reads:

"1. Arrange the fire escape on southeast section of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law.

"NOTE: Among the defects noted are the following: Rails not 4' 6" high.

"2. Provide two means of exit from sixth story section of building as per section 272 of the Labor Law.

"3. Enclose the interior stairway at northwest section of building serving as a required means of exit and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resistive material extending continuously from the 1st story to 3 feet above the roof, constructed as per section 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, L shaped in area, with a frontage of 200 ft. on East 132nd street and 50 ft. on Alexander avenue and 50 ft. on East 133rd street, with a dimension across the rear of 200 ft.; the buildings are four, five and six stories in height; OCCUPIED: cellar, boiler room, 1 person; 1st story, shipping, 4 persons; 2nd, 3rd, 4th, 5th and 6th stories used for piano assembly, having respectively 24, 18, 12, 8 and 1 persons on each story; EXITS consist of three interior stairways, one in the Alexander avenue section, one in the westerly section on East 132nd street and one in the East 133rd street section, extending from the first story to the top story, enclosed in wood box partitions with wooden sash doors at the openings and a scuttle ladder to roof; a fire escape on the East 133rd street front; a fire escape on the East 132nd street front at the easterly end; a fire escape connecting the westerly section of East 132nd street with the center section at the rear and a fire escape connecting the East 133rd street section with the center section at the rear; a fire escape on the east side of the Alexander avenue section with fireproof windows along the course of the fire escape and egress from the open yard direct to street; the building is being equipped with a sprinkler system; and . .

WHEREAS, the petitioner contends that he has complied with all the requirements as to the fire escape other than the height of the railing, which is 34 inches, and states that on February 17, 1920, a similar order as to the enclosing of the stairways was dismissed by the board of review of the fire department.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 25410-LD, items 1 and 2, on condition that the building shall be not increased in height or area; that not more than two male occupants shall be allowed on the sixth story portion of the building; that the northerly window on the easterly wall of the sixth story shall be cut down; a casement door shall be provided to roof of five-story section and a gooseneck ladder shall be provided from the roof of the five-story section to the balcony of the fire escape on the northerly wall of the five-story section on the east side of the premises, and granted, as to item 3, on condition that self-closing, fireproof doors shall be provided at the opening in the wall dividing the building into northerly and southerly sections; that all present fire escapes shall be properly maintained; that the building shall be

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used in single tenancy only, and that this variation is granted only so long as conditions as to use and occupancy remain substantially unchanged.

APPLIANCES SUBMITTED FOR APPROVAL
PETITIONER—The Lawrence May Oil Burner Co.
SUBJECT—The Improved Lawrence May Oil Burner, approval of.

APPEARANCES—

For Petitioner: Lawrence May.

For Administration: None.

ACTION OF BOARD—Petition placed on reserve calendar, subject to inspection and report by committee of the board.

1076-27-SA.

PETITIONER—Ford Regulator Valve Co., Inc.

SUBJECT—Ford Automatic Pressure Regulating Valve, approval of.

APPEARANCES—

For Petitioner: Wm. Munzer.

For Administration: None.

ACTION OF BOARD—Laid over to February 28, 1928, at 2 p. m., on request of petitioner.

773-26-SA.

PETITIONER—The Nu-Way Corp.

SUBJECT—Nu-Way Burner Equipment, approval of.

APPEARANCES—None.

ACTION OF BOARD—Resolution of approval of device affirmed.

THE VOTE TO RESCIND RESOLUTION OF JULY 5, 1927—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Martin 4

Negative 0

Absent: Chairman Walsh..... 1

THE VOTE TO AFFIRM RESOLUTION OF JANUARY 31, 1928—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Martin 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(773-26-SA)

WHEREAS, the Nu-Way Corp. filed, September 9, 1926, a petition with the board of standards and appeals for approval of their device known as the Nu-Way Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 2260 Andrews avenue, Borough of The Bronx, and recommended the approval of the device; and

WHEREAS, this petition was dismissed by the board at its meeting, July 5, 1927, and under date of January 31, 1928, the board approved the device with the following resolution adopted:

"Resolved, that the board of standards and appeals does hereby approve the device known as the Nu-Way Oil Burner for use with Grade A and Grade B fuel oil in domestic installations only and when installed in compliance with the fuel oil rules of the board of standards and appeals governing such installations.";

and

WHEREAS, the dismissal of this petition on July 5, 1927, was in error in that petitioner was awaiting action of this board.

Resolved, that the board of standards and appeals does hereby rescind its action of July 5, 1927, dismissing the petition for lack of prosecution, and does hereby reaffirm its action of January 31, 1928, approving the device.

Adjourned 5.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

MINUTES

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, January 24, 1928, as they appeared in Bulletin No. 5, Vol. XIII, are hereby corrected to read as follows:

THE RESOLUTION—

(929-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Paterno and Son Contracting Co., owner, filed, August 18, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 20 West 17th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 11, 1927 (Order No. 22670-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the exterior screened stairway at rear by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Sec. 273 of the Labor Law.";

and

WHEREAS, the building is fireproof, 12 stories in height, 33 ft. 4 in. by 92 ft. in area at first story and 33 ft. 4 in.

* Correction—Word "west" in fourth line from last line of resolution changed to "east."

by 85 ft. in area above; OCCUPIED: 1st story, store for electrical fixtures, 8 persons; 2nd story, manufacturing men's neckwear, 11 persons; 3rd story, spooling cotton, 13 persons; 4th story, stock room for lighting fixtures, 3 persons; 5th story, manufacturing men's clothing, 4 persons; 6th story, manufacturing leather goods, 12 persons; 7th story, manufacturing underwear, 15 persons; 8th story, manufacturing curtains, 20 persons; 9th story, manufacturing underwear, 18 persons; 10th story, cutting and shipping men's clothes, 8 persons; 11th story, manufacturing undergarments, 25 persons; 12th story, jobbing of ladies neckwear, 15 persons; 144 persons above the first story; EQUIPPED with a standpipe system and a fire alarm signal system; EXITS: an interior stairway constructed of slate treads and iron risers, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; an exterior screened stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the balcony at the mezzanine story level, with EGRESS from the termination of the fire escape by means of a fireproof passageway on the mezzanine story leading to the main hallway, and, also, by means of an iron stairway and bridge leading to the fire escape on the building to the east; ROOFS of adjoining buildings are seven and eight stories lower; and

WHEREAS, petitioner contends that the building was erected in 1910; that the exits were approved at the time by the bureau of buildings and, in view of the light occupancy, requests the acceptance of the existing means of egress.

MINUTES

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects egress from the termination of the exterior fire escape at the first story mezzanine level through unpierced fireproof passageway to the main corridor at

front of building, and by extending the rear fire escape at second story level by means of balcony and iron platform to the rear of the adjoining premises to the east, *on condition* that the occupancy shall be limited to the legal capacity of the main interior stairs, and this variation is granted so long as conditions as to use remain unchanged.

RULES

FACTORY EXIT RULES ADOPTED FEBRUARY 23, 1927.

64-27-SR

STANDARD FACTORY EXITS

Section 1—Fire Escapes.

Rule 1. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level, one of the required means of exit or escape under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, labor law, and in addition thereto:

(1) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or center of stair tread, constructed of bars at least one-half ($\frac{1}{2}$) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grille work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half ($1\frac{1}{2}$) inch mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

(b) Any such fire escape erected prior to October 1, 1913, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be not less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees.

Rule 2. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, five stories or less in height, one of the required means of exit under Section 271 of the Labor Law may consist of an outside iron fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, Labor Law.

(b) Existing fire escapes shall comply with all the provisions of Section 274, Labor Law and in addition thereto

(1) The balconies shall be not less than 3 feet in width.

(2) The rails around balconies and well holes and on stairways shall be not less than 3 feet in height.

(3) Passageways on the balconies shall be not less than 14 inches in the clear.

(4) At least one opening to each balcony shall be a single fireproof casement door at least 2 feet wide and at least 6 feet in height, except that where the distance between the sill and lintel will not permit of an opening 6 feet in height, a casement door not less than 4 ft. 6 in. in height will be permitted.

Rule 3. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided.

Such fire doors may be at window sill level if fixed iron step at least two feet wide, with risers not exceeding eight (8) inches, and treads not less than eight (8) inches are provided on the inside from floor level to sills properly secured.

Rule 4 (a) Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.

(b) A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

Rule 5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Section 2—Enclosure of Factory Stairways.

Rule 6. Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty-five persons employed above the second story, all interior stairways, serving as required means of exit, and the landings, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible, and sprinkler	Contents non-combustible, and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairway Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

RULES

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

The term "story" as used above means that part of a building between any floor and the floor or roof next above;—the first story is that part of a building which is more than 50 per cent above the floor below and the floor next above the curb or average grade level.

Where the stairway extends to the top floor of the building, such partitions shall extend to the under side of the roof boarding. That portion of the under side of the roof beams within the stair enclosure shall be covered with fire resisting material, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the under side of the roof.

Where the stairway is required to extend to the roof, the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof with louvres or ventilators, or exterior windows with ventilating sections at the top floor.

All openings in such partitions shall be provided with approved self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, will be accepted as a compliance with this rule when both sides of the fire wall or walls are occupied on any factory floor by the same occupant.

Rule 7. Where there are occupancies on any story or part of a story involving the storage or use below the top story of the following materials and exceeding the amount specified, and there are more than 5 persons employed at manufacturing above such occupancy, the interior stairway serving as required means of egress shall be enclosed on that story with fire resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 lbs.

Volatile inflammable oils, 1 gal.

Volatile inflammable mixtures, 5 gals.

Combustible mixtures, 10 gals.

Paints, varnishes and lacquers, 10 gals.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupancies as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

Rule 8. Required Exits and Enclosures of Stairways in Two-story Factory Buildings.

1. **Required Exits.**—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law, or

rule 2 of these rules. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when sill is more than 8 inches above the floor level; and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof except on the front of buildings.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Rule 9. Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 7 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

Rule 10. Storage of Combustible Material Within Factory Stairway Enclosures.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.

Section 3—Safe Egress from Roofs of Factory Buildings.

Rule 11. Interior stairways serving as required means of exit in factory buildings erected after October 1, 1913, and not exceeding five stories in height, and in buildings erected before October 1, 1913, now occupied or to be occupied as a factory, shall not be required to extend to the roof where there is no safe egress from the roof, under Sections 270, 271 and 272, Labor Law.

(a) When the roofs, or the top of the parapet wall of an adjoining building are more than eight feet below or more than five feet above the top of the parapet wall of the building in question, and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where any outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings five feet above the roof or parapet wall of the building in question.

(b) When the roof of the building in question has a pitch exceeding one foot in six feet of horizontal run.

Rule 12. (a) When there is no safe egress from the roof, as above described, there shall be in all cases at least a double-rung ladder at the top of the interior stairway, and within the interior stairway enclosure when stairway is enclosed. Such ladder shall be at least 18 inches in width and shall be properly secured at top and bottom. The ladder shall lead to a scuttle opening not less than 2 feet by 3 feet or be of such additional area as may be required to provide ample head room. The scuttle cover shall be hinged and of light weight construction, or be counter-balanced. An easily operated hook may be provided on scuttle cover.

RULES

(b) Where the stair bulkhead door opens within 10 feet from the open edge of the roof, an iron railing properly braced at least 3 feet high and at least 10 feet long shall be provided at the edge of roof.

SUBSTANDARD FACTORY EXITS.

Section 4—Fire Escapes.

Rule 13. When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) Fire Escapes.—All substandard fire escapes on factory buildings shall be maintained structurally safe, properly painted, and with the openings leading thereto, kept in good repair.

In lieu of a counter-balanced stairway, a drop ladder guides with a back-drop gravity hook may be provided. The drop ladder shall be of sufficient length to reach from the lowest balcony to the ground or safe landing place, with a passageway opening cut in the balcony rail, which rail shall be properly braced.

When such substandard fire escapes are located in a front, side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining streets, or the lowest balcony may be connected to an existing fire escape, exterior stairway, to the roof of

adjoining extensions, or other means of egress satisfactory to the authorities having jurisdiction.

Substandard fire escapes shall be kept clear of all obstructions, shall not be used for fire drills, and shall not be considered as a basis for increase in occupancy.

Section 5—Stairways and Bridges.

Rule 14.—Interior Stairways.—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unobstructed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed. An easily operated panic bolt or other similar device may be installed at street exit door.

Rule 15.—Exterior Screened Stairways.—Exterior screened stairways not serving as a required means of egress shall be maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed, and egress from termination shall be provided as required for substandard fire escapes in subdivision a.

Rule 16.—Horizontal Bridges.—Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted, and access thereto and all passageways thereof shall be maintained unobstructed.

Rule 17. No sign of any character shall be placed at openings leading to these sub-standard exits.

RULES

RULES FOR THE TESTING OF WOOD

Pursuant to the Provision of Section 356 of Chapter 5 of the Code of Ordinances (Building Code).

639-27-SR

Adopted by the board of standards and appeals, July 22, 1917.

Rule 1. Before any wood may be used for flooring or interior trim where incombustible materials are required under the provisions of section 356 of the Building Code, the superintendent of buildings must be notified promptly upon the delivery at the job of a consignment of such material. A test sample for each 2,000 feet of material will then be selected by a representative of the Bureau of Buildings, marked for identification, and forwarded to the testing laboratory, where, under the supervision of the superintendent of buildings or his representative, the samples shall be subjected to the following tests:

Before making tests all specimens for testing shall be oven dried at a temperature of 190° F. to a point where there is no further loss of weight due to evaporation of moisture content.

A. SHAVING TEST.—A mass of shavings cut evenly thick from the outside and interior of sticks of the tested wood are to be tested separately. These shavings shall be placed to a depth of two inches in a metal vessel twelve inches square, the bottom of which shall consist of wire screen of ½ inch mesh. The shavings shall be packed down moderately to reduce the air spaces. A Bunsen burner flame shall then be placed beneath the receptacle so that the flame is in contact with the shavings. After thirty-five seconds the flame shall be removed. The flame at no time should show higher than six inches above the top of the bed of shavings and the shavings should not be consumed in less than five minutes.

B. TIMBER TEST.—Two samples ¾ inch by 1½ inches in cross section and twelve inches long, shall be placed side by side across the top of a gas crucible furnace

with a pyrometer between them. The specimens shall be subjected to a flame at 1700 deg. Fahrenheit for two minutes, the test pieces shall then be removed, and the time of duration of flame and glow observed. The sticks shall then be cut through the middle at the most burned section and the area of the unburned wood measured with a planimeter. The flame must not persist longer than 15 seconds nor the glow longer than 20 seconds, and, in the case of hard woods, the unburned area should not be less than 55 per cent., nor in the case of soft woods less than 45 per cent.

C. CRIB TEST.—Twenty samples are to be prepared, each ½ inch square and 6 inches long. These shall be built up on a ring support to form a crib work five tiers high, four sticks to a tier, making the crib six inches by six inches and approximately 2½ inches high. The crib shall be set six inches above a Bunsen burner to which the crib shall be exposed for a period of one minute at a temperature approximating 1200 deg. Fahrenheit. The flame must not persist more than twenty seconds after the Bunsen burner is removed, nor the glow last more than thirty seconds. The tendency of the flame to spread from stick to stick must also be noted.

Rule 2. All of the above tests shall be at the expense of the owner or contractor or other interested party.

If the tests are satisfactory the entire shipment will be permitted to be taken into the building and used. If not, the entire shipment shall be condemned and must be removed from the premises.

In general, acceptance shall be predicated upon the existence of a complete plant in full working order from which the material is shipped, and each shipment, or, where possible, each piece shall be trade marked in a conspicuous manner so that there may be no doubt as to its identity.

APPLIANCES

FUEL OIL PUMPS

Approved by the Board of Standards and Appeals

<i>Name of Pump</i>	<i>Calendar No.</i>	<i>Name of Pump</i>	<i>Calendar No.</i>
American Marsh Duplex.....	638-25-SA	Marsh Fuel Oil Pump.....	1050-23-SA
American Marsh Simplex.....	639-25-SA	McGowan Horizontal Duplex Fuel Oil Pump..	936-23-SA
Ballard Duplex Electric Driven Pump Set....	1413-22-SA	M. D. Rotary.....	52-27-SA
Beach Russ Co. Rotary.....	1134-22-SA	Milwaukee Piston Rotating Port Pump.....	763-25-SA
Blackmer Rotary.....	935-24-SA	Monroe Oil Pump.....	658-26-SA
Blake & Knowles Horizontal Simplex Piston Pattern Pump.....	372-21-SA	Northern Rotary.....	1396-24-SA
Century Rotary.....	908-21-SA	Quimby Screw Pump.....	1193-21-SA
Cook Electric Oil Pump.....	603-25-SA	Ray Rotary.....	588-25-SA
Davidson	590-21-SA	Rotary Pressure Pump.....	1060-25-SA
Dean Bros. Durable Duple.....	840-22-SA	Rotary Vacuum Pump.....	513-25-SA
Deming Double Oscillating Force Pump.....	458-27-SA	Tate-Jones	492-21-SA
Exeter Rotary.....	507-22-SA	Teesdale Automatic Booster Fuel Oil Pump..	1279-25-SA
Gould Hand Rotary.....	1133-25-SA	Viking	438-21-SA
Gould Triplex Plunger.....	257-22-SA	Warren Oil Pump.....	1169-23-SA
Kinney Rotating Plunger Pump.....	503-24-SA	Worthington Duplex Double-Acting Steam Pump	184-22-SA
Leiman Rotary.....	95-24-SA	Worthington Show Model Duplex.....	194-24-SA

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

<i>Name of Burner</i>	<i>Calendar No.</i>	<i>Name of Burner</i>	<i>Calendar No.</i>
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*May Oil Burner.....	68-24-SA
*Arcoil Heat Machine.....	632-26-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	*Morrissey Oil Burner.....	673-27-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
Ballard Automatic Oil Burner.....	1363-23-SA	Morse Fan Tail Type Steam Atomizing Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Staples & Pfeiffer Steam Atomizing High Pressure Burner.....	1414-22-SA	*Mousette Oil Burner.....	887-25-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*National Rotary Oil Burner.....	836-25-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	*Nokol Automatic Heater.....	1078-24-SA
*Berggren Oil Burner.....	764-26-SA	*Nu-Way Oil Burner.....	773-26-SA
Best Calorex Burner.....	1464-21-SA	*Orr Fuel Oil Burner.....	113-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Paramount Oil Burner.....	1193-25-SA
*Caloroil Burner—Type AA.....	1361-24-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
Coen Mechanical Oil Burner.....	942-21-SA	Peabody-Fisher Wide Range Mechanical Oil Burner	644-21-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	*Petro Domestic Burner.....	161-26-SA
Cornell'No. 1 Type A Oil Burner.....	397-23-SA	Petro Mechanical Burner and Air Register..	735-24-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Doherty Oil Burner.....	943-26-SA	*Rayfield Oil Burner.....	504-26-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Ray Rotary Fuel Oil.....	504-23-SA
Enco Burner.....	1414-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Remington Oil Burner.....	891-26-SA
*Faultless Oil Burner.....	493-24-SA	*Rickard Oil Burner.....	1011-27-SA
Fess Turbine Burner.....	26-22-SA	Rockwell Fuel Oil Burner.....	341-21-SA
*Foster Oil Burner.....	715-26-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Schulse Home Oil Burner.....	1487-23-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	*Silent Automatic Oil Burner.....	458-26-SA
*Gill Oil Burner.....	1231-23-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Gulf Oil Burner.....	382-26-SA	Steam Oil Burner.....	183-22-SA
Hammel Oil Burner.....	1278-21-SA	*Summerheat Oil Burner.....	581-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
*Hart Automatic Oil Burner.....	1162-24-SA	Surface Combustion Low Pressure Burner..	92-23-SA
Holby Oil Burner.....	328-27-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Homer Domestic Oil Burner.....	1211-25-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*International Oil Burner.....	1305-24-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
Joyce Oil Burner.....	852-26-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heat Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lientz Oil Burner.....	155-20-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
		*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
		*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 029-27-A—39 Fifth avenue, Manhattan.
 030-27-A—13-16 Central Park West, Manhattan.
 031-27-A—20-28 West 72nd street, Manhattan.
 032-27-A—242-248 West 76th street, Manhattan.
Appliances Submitted for Approval.
 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
 372-21-SA—Ford Fire Line Reducing Valve, approval of.
 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
 610-22-SA—Crocker Gas Valve, approval of.
 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
 173-22-SA—Anti-Syphon Valve, approval of.
 230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
 249-22-SA—Clen Oil Burner, approval of.
 391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
 124-23-SA—Master Gas Shut-Off Valve, approval of.
 125-23-SA—Packless Gas Shut-Off Valve, approval of.
 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
 297-23-SA—"Automatic" Deluge Valve, approval of.
 443-23-SA—Automatic Gas Shut-Off, approval of.
 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
 552-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
 559-23-SA—Hydro Carbon Oil Burner, approval of.
 546-23-SA—Ludlow Gas Cut-Off Valve, approval of.
 546-23-SA—Heatiator Oil Burner, approval of.
 550-23-SA—Apex Gas Cut-Off Valve, approval of.
 592-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
 555-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
 507-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
 516-24-SA—Milnes Oil Burner, approval of.
 508-24-SA—Simplicity Fuel Oil Burner, approval of.
 542-24-SA—Decker Oxohydrogen Oil Burner, approval of.
 546-24-SA—Salvo Fire Extinguisher, approval of.
 559-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
 500-24-SA—Smolensky Check Valve, approval of.
 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
 583-25-SA—Billow Fuel Oil Burner, approval of.
 585-25-SA—Amdyco Foam Fire Extinguisher, approval of.
 506-25-SA—Modern Oil Burner, approval of.

- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
 1264-25-SA—Koerting Gear Pump, approval of.
 1346-25-SA—Palmer Gravity Lock, approval of.
 167-26-SA—Johnson Automatic Oil Burner, approval of.
 353-26-SA—Signal Weatherproof Bells, approval of.
 364-26-SA—Kork-n-Seal, approval of.
 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
 418-26-SA—Film Inspection Machine (approved type), approval of.
 484-26-SA—Protectoseal Cover, approval of.
 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
 751-26-SA—Jones Oil Burner, approval of.
 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
 929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
 950-26-SA—Ideal Fuel Oil Burner, approval of.
 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
 110-27-SA—Wilbur Extinguisher, approval of.
 115-27-SA—Even-Heat Oil Burner, approval of.
 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
 402-27-SA—Faraday Model "F," 110 Volt A.C. Fire Alarm, approval of.
 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
 537-27-SA—Leader Gas Shut-Off Valve, approval of.
 618-27-SA—Stuhler Oil Burner, approval of.
 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
 651-27-SA—The S. & G. Panic Lock, approval of.
 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
 814-27-SA—Elkhart Flush Type Siamese, approval of.
 899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
 900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
 1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	21
Cases filed up to February 8, 1928.....	121	Dismissed	21
Restored to calendar.....	13	Denied	33
		Granted	0
		Granted on condition.....	74
		Appliances approved.....	7
		Appliances dismissed, disapproved or withdrawn.....	7
		Rules approved.....	0
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	32	Requests to reopen granted.....	28
Requests to amend.....	6	Requests to reopen denied.....	4
Requests for modification.....	4	Requests to amend granted.....	6
Requests to rescind.....	1	Requests to amend denied.....	0
Requests for extension of time.....	9	Requests for modification granted.....	2
Requests for extension of permit.....	0	Requests for modification denied.....	2
Requests for mechanical installations.....	0	Requests to rescind granted.....	1
Requests for approval of plans.....	1	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	8
Requests for interpretation.....	0	Requests for extension of time denied.....	1
Total	856	Requests for extension of permit granted.....	0
Disposed of.....	216	Requests for extension of permit denied.....	0
Cases pending February 8, 1928.....	640	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	1
		Plans disapproved.....	0
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	0
		Requests withdrawn or dismissed.....	0
		Total	216

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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This issue of the Bulletin contains, in the order given—

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Informal Meeting, February 10, 1928, at 2 p. m.

Minutes of Regular Meeting, February 14, 1928, at 10 a. m.

Minutes of Regular Meeting, February 14, 1928, at 2 p. m.

Elevator Rules.

Community Laundries, Rules.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, February 21, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, February 28, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman,

CALENDAR

DOCKET.

New Cases Filed Week Ending February 15, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
141-28-S.....	F.D.....	12-16 John st., Man., L. F. 32083 & L. D. 32080
140-28-A.....	F.D.....	12-16 John st., Man., F-32084
139-28-BZ.....	B.B.M....	147-149-151 E. 21st st., Man., Viol. 10-1928
138-28-A.....	B.B.M....	2097-2103 First ave., Man., Decision of Supt. of Bldgs.
137-28-S.....	B.B.M....	2097-2103 First ave., Man., Decision of Supt. of Bldgs.
136-28-A.....	F.D.....	263-281 Seventh ave., Man., N. B. 4263-1927
135-28-BZ.....	F.D.....	236-240 W. 50th st., Man., C-39812
134-28-A.....	F.D.....	450-458 19th st., Bklyn., L. C. 14076
133-28-BZ.....	B.B.M....	229-235 E. 85th st., Man., N. B. 560-1927
132-28-A.....	F.D.....	151-157 33rd st., Bklyn., F-2770
131-28-A.....	F.D.....	149 Ashland pl., Bklyn., Alt. 310-1928
130-28-A.....	F.D.....	Barge anchored 1,000 ft. off shore from Foot of Midland ave. & Hinchcliff ave., Mid- land Beach, Richmond, L. C. 40878
129-28-SA.....	F.D.....	Liberty Automatic Heater, Appliance
128-28-A.....	F.D.....	761 Third ave., Bklyn., F-31749
137-28-S.....	B.B.Bx...	West side of Webster ave., 151.34 ft. north of East Mosholu Parkway North, Bx., N. B. 2676-1927
126-28-S.....	F.D.....	98-100 Nott ave., L. I. C., Q., L. D. 98702
125-28-S.....	F.D.....	780-790 E. 138th st., Bx., L. D. 26135
124-28-BZ.....	B.B.B....	6421-6425 New Utrecht ave., Bklyn., App. 744-1928
123-28-S.....	F.D.....	52 W. 22nd st., Man., L. D. 31742
122-28-BZ.....	B.B.B....	523-533 Remsen ave., Bklyn., App. 678-1928

Restored to Calendar.

1396-22-S.....	F.D.....	127-129 W. 125th st., Man., L. D. 37970
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CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, FEBRUARY 21, 1928, AT 2 P. M.

Building Zone Cases.

952-27-BZ.	APPLICANT—Charles Martens, for Leah K. Kosower and Rosie Glickman, owners. PREMISES—8102-8104 18th avenue and 1784-1786 81st street, southwest corner, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a gasoline service station.
958-27-BZ.	APPLICANT—Henry J. Nurick, for Elias Burak, owner. PREMISES—509 Leonard street and 285-295 Driggs avenue, southwest corner, Brooklyn. APPLICATION, under sections 7e and 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station.
962-27-BZ.	APPLICANT—Charles E. Heydt, for 739 West End Avenue Corp., owner. PREMISES—739 West End avenue and 301 West 96th street, northwest corner, Manhattan. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a residence district the erection of a one-story extension, also the alteration and change of the cellar living apartment for store purposes.
963-27-BZ.	APPLICANT—W. T. McCarthy, for James McLaren, owner. PREMISES—867 Union street, Brooklyn. APPLICATION, under section 7b of the building zone resolution, TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a building to be used for store purposes.
976-27-BZ.	APPLICANT—Philip J. Sinnott, for McMahon Brothers, owners. PREMISES—Southwest corner of Queens boulevard and Devon place, Kew Gardens, Borough of Queens. APPLICATION, under section 21 of the building zone resolution, TO PERMIT, partly in a business district and partly in a residence district, the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles.
1007-27-BZ.	APPLICANT—Gardiner Conroy, for Emma C. Rivers, owner. PREMISES—69-73 East 16th street and 1601-1611 Church avenue, northeast corner, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a residence district the erection and maintenance of an apartment house with store occupancy on the first story.
1042-27-BZ.	APPLICANT—Kavy & Kavovitt, for Ely Horlick, owner PREMISES—219-221 Frost street, Brooklyn.

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APPLICATION, under sections 7e and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1053-27-BZ.

APPLICANT—William F. Doyle, substituted for Henry J. Nurick, for Clarog Holding Corp., owner.

PREMISES—665-667 Rogers avenue and 208-222 Clarkson avenue, Brooklyn.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

510-27-BZ.

APPLICANT—McCooley & Conroy, substituted for Philip J. Sinnott, for Alden Terrace Corp., owner.

PREMISES—Southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

540-27-BZ.

APPLICANT—Henry J. Nurick, for Abraham Goldinger, owner.

PREMISES—725-727 Bedford avenue, southeast corner of Flushing avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

FEBRUARY 21, 1928, 10 A. M.

Appeals from Administrative Orders.

1078-27-A—408-410 West 207th street, Manhattan.

1107-27-A—123-129 West 44th street, Manhattan.

969-27-A—227-228 West street, Manhattan.

1005-27-A—Southwest corner of Freeman street and Provost street, Brooklyn.

927-27-A—346-364 Hudson street, 88-98 King street and 79-89 Charlton street, Manhattan.

928-27-A—35-37 West 64th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 21, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 895-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Macombs Realty Corp., owner, to permit in a residence district the alteration and conversion of occupancy of the first story of an existing apartment house from residence to business use (stores); premises 65 Featherbed lane, northwest corner of Macombs road, The Bronx.

CAL. NO. 913-27-BZ—Application, August 13, 1927, under section 21 of the building zone resolution, of Charles Klenk, applicant, on behalf of Arthur Bucher, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Fairview avenue and Forest avenue, Ridgewood, Borough of Queens.

half of Arthur Bucher, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Fairview avenue and Forest avenue, Ridgewood, Borough of Queens.

CAL. NO. 938-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Danclare Holding Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2388-2394 Rye avenue, The Bronx.

CAL. NO. 980-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Liberty Heights Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Cooper avenue and Cypress avenue, Cypress Hills, Borough of Queens.

CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Inc., owner (for amendment and modification of the previous resolution), to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

CAL. NO. 885-27-BZ—Application, August 4, 1927, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Eugene M. McCauliff, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2722-2728 Bailey avenue, The Bronx.

CAL. NO. 1013-27-BZ—Application, September 16, 1927, under section 21 of the building zone resolution, of John F. Buchan, applicant, on behalf of Ralph Ferrara, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8159-8167 Liberty avenue, Woodhaven, Borough of Queens.

CAL. NO. 1028-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Max Weinstein, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of White Plains road, 130.26 ft. south of Sagamore street, The Bronx.

CAL. NO. 1033-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of Paul Dispensa, owner, to permit, partly in a business district and

CALENDAR

partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 111-15 37th avenue (Polk avenue), northwest corner of 111th street, Corona, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FEBRUARY 21, 1928, 2 P. M.

Petitions for Variations.

- 632-27-S—303-305 Fifth avenue, Manhattan.
- 939-27-S—151-153 West 26th street, Manhattan.
- 940-27-S—2035 Second avenue, Manhattan.
- 1036-27-S—208-212 West 76th street, Manhattan.

Appliance Submitted for Approval.

- 1094-27-SA—Fluid Heat Domestic Fuel Oil Burner, Type O. approval of.

CALL OF CLERK'S CALENDAR TUESDAY, FEBRUARY 28, 1928, AT 2 P. M.

Building Zone Cases.

1074-27-BZ.

APPLICANT—John J. Dunnigan, for Gutttag Brothers Realty Co., Inc., owner.
PREMISES—585 St. Ann's avenue, northwest corner of East 150th street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1091-27-BZ.

APPLICANT—McCooey & Conroy, substituted for Jacob Govern, for Jakmore Realty Corp., owner.
PREMISES—251-259 79th street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1115-27-BZ.

APPLICANT—Louis A. Sheinart, for Cantel Realty Corp., owner.
PREMISES—South side of West 233rd street, 171 ft. west of Albany Crescent, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1119-27-BZ.

APPLICANT—Max Feigenbaum, owner.
PREMISES—North side of Metropolitan avenue, 20.68 ft. east of Cuthbert place, Richmond Hill, Borough of Queens.
APPLICATION, under sections 7e and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1123-27-BZ.

APPLICANT—William Meyer, owner.
PREMISES—Northwest corner of Central avenue and Meade street (68th street), Ridgewood, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a building to be used for stores on the first story and as dwellings above.

1067-27-BZ.

APPLICANT—Philip J. Sinnott, for Glenhall Realty Co., Inc., owner.
PREMISES—Northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

33-28-BZ.

APPLICANT—William F. Doyle, for L. Haas Realty Corp., owner.
PREMISES—1367 Macombs road, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the alteration and change of occupancy from a garage for the storage of five (5) motor vehicles to a motor vehicle repair shop.

112-27-BZ.

APPLICANT—Philip J. Sinnott, for Bon Ton Holding Corp., owner.
PREMISES—West side of Broadway, 150 ft. south of West 240th street, The Bronx.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

1112-27-BZ.

APPLICANT—Jacob Lubroth, Inc., for Louis Herinstat, owner.
PREMISES—1888 54th street, Brooklyn.
APPLICATION, under section 7a of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of an extension to an existing building for store occupancy.

1129-27-BZ.

APPLICANT—Audrey Holding Corp., owner.
PREMISES—65-75 St. Nicholas place, northwest corner of West 153rd street, Manhattan.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of an apartment house with store occupancy in the basement story.

1207-27-BZ.

APPLICANT—Henry C. Pelton, for John D. Rockefeller, Jr., owner.
PREMISES—680-684 Fifth avenue, Manhattan.
APPLICATION, under sections 7b and 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the erection and maintenance of an extension to an existing business building.

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FEBRUARY 28, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1082-27-A—80 39th street, Building No. 23 (sixth and seventh floors), Brooklyn.
 1095-27-A—705-713 Fifth avenue and 3-5 East 55th street, Manhattan.
 1096-27-A—516-530 West 20th street, Manhattan.
 983-27-A—East side of Boscobel avenue, 179.66 ft. north of East 169th street, The Bronx.
 932-27-A—232 Greenwich street, Manhattan.
 973-27-A—33-35 Grand street, Brooklyn.
 1044-27-A—700 Mott avenue, The Bronx.
 1046-27-A—14 Jay street, Manhattan.
 1052-27-A—1672-1678 Broadway, Manhattan.
 1099-27-A—First street, bounded by Second street, Bond street and Gowanus Canal, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 28, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 105-27-BZ—Application, February 1, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Sobol Brothers, owners, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 301-303 Mulberry street, Manhattan.

CAL. NO. 906-27-BZ—Application, August 9, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Walter J. M. Donovan, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously withdrawn); premises 3803-3809 Tenth avenue and 440-446 West 204th street, southeast corner, Manhattan.

CAL. NO. 956-27-BZ—Application, August 26, 1927, under section 21 of the building zone resolution, of Henry R. Mygatt, applicant, on behalf of Stanley Murray, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Jerome avenue, 105.34 ft. north of East 172nd street, The Bronx.

CAL. NO. 1025-27-BZ—Application, September 19, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Oppenheim, Michelson & Zamore Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Avenue U and Brigham street, Brooklyn.

CAL. NO. 1050-27-BZ—Application, September 26, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of S. S. Kresge Co., owner, to permit in a residence district, extending from a business district, the erection and

maintenance of a building occupied in part for business purposes; premises 2125 86th street, Brooklyn.

CAL. NO. 1079-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Repp Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Utica avenue and Avenue O, Brooklyn.

CAL. NO. 282-27-BZ—Application, March 17, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, substituted for William F. Doyle, on behalf of Wezco Realty Corp., owner, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles and the installation of a gasoline service station (previously withdrawn); premises 200-208 East 111th street and 2013-2025 Third avenue, southeast corner, Manhattan.

CAL. NO. 689-27-BZ—Application, June 15, 1927, under section 21 of the building zone resolution, of Peter M. Coco, applicant, on behalf of Orlando Vecchione, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises junction of Kissena boulevard and Colden avenue, Flushing, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FEBRUARY 28, 1928, 2 P. M.

Petitions for Variations.

- 609-27-S—243-249 West 67th street, Manhattan.
 990-27-S—225-235 West 37th street (12th floor), Manhattan.
 991-27-S—225-235 West 37th street (9th floor, front), Manhattan.
 992-27-S—225-235 West 37th street (7th floor), Manhattan.
 993-27-S—225-235 West 37th street (5th floor), Manhattan.
 994-27-S—225-235 West 37th street (8th floor), Manhattan.
 995-27-S—225-235 West 37th street (15th floor), Manhattan.
 996-27-S—225-235 West 37th street (4th floor, front), Manhattan.
 998-27-S—225-235 West 37th street (3rd floor), Manhattan.
 999-27-S—225-235 West 37th street (6th floor, front), Manhattan.
 502-27-S—16-24 West 47th street, Manhattan.
 740-27-S—513-515 Flushing avenue, Brooklyn.
 1049-27-S—700 Mott avenue, The Bronx.
 769-27-S—232-236 East 40th street, Manhattan.
 930-27-S—247-263 West 37th street (11th floor), Manhattan.
 931-27-S—247-263 West 37th street (12th floor), Manhattan.

CALENDAR

Appliances Submitted for Approval.

- 1076-27-SA—Ford Automatic Pressure Regulating Valve, approval of.
 111-26-SA—Gem Oil Burner, approval of.
 792-26-SA—North American Low Pressure Oil Burner, approval of.
 88-27-SA—Hauck Venturi Low Pressure Oil Burner, approval of.
 481-27-SA—Eisler Automatic Oil Burner, approval of.
 1149-27-SA—Enterprise Rotary Fuel Oil Burner, approval of.
 11-28-SA—Enterprise Oil Pump Set, approval of.
 651-27-SA—The S. & G. Panic Lock, approval of.
 698-27-SA—Everite Oil Burner, approval of.

FRIDAY, MARCH 2, 1928, AT 2 P. M. SPECIAL MEETING.

Rules.

- 281-22-SR—"Standpipe"—"Fire Lines," amendments to.

CALL OF CLERK'S CALENDAR TUESDAY, MARCH 6, 1928, AT 2 P. M.

Building Zone Cases.

- 1016-27-BZ.
 APPLICANT—Arthur B. Daub, for Max Daub, owner.
 PREMISES—Southeast corner of Walker boulevard and Outerbridge avenue, Arthur Kill, Borough of Richmond.
 APPLICATION, under sections 7g and 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 1068-27-BZ.
 APPLICANT—Edward P. Doyle, for Livia M. Pepe, owner.
 PREMISES—124 Waverly place, Manhattan.
 APPLICATION, under sections 7c and 21 of the building zone resolution,
 TO PERMIT in a residence district the maintenance of an existing building occupied on the basement story as a French dry cleaning, dyeing and pressing business and as dwellings above.
- 1069-27-BZ.
 APPLICANT—Daniel J. Iulo, for Waglan Realty Corp., owner.
 PREMISES—6702-6710 New Utrecht avenue and 6701-6709 15th avenue, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the change of occupancy of an existing business building to a chicken slaughter house.
- 1126-27-BZ.
 APPLICANT—Edward Hoffman, for Pauline Brickman, owner.
 PREMISES—1781 Hilder avenue, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 879-27-BZ.
 APPLICANT—Philip Steigman, for Norman Gotlieb and Nathan Freschling, owners.

- PREMISES—5901-5905 22nd avenue, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a residence district the erection and maintenance of a gasoline service station.

1065-27-BZ.

- APPLICANT—David Kaufman, for Rose B. Capone, owner.

- PREMISES—22-76 Sixth avenue, Astoria, Borough of Queens.

- APPLICATION, under section 21 of the building zone resolution,

- TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1081-27-BZ.

- APPLICANT—McCooley & Conroy, substituted for Henry Felsenstein, for William T. Parker and Margaret Parker Bracken, owners.

- PREMISES—2042-2044 Ocean avenue, Brooklyn.

- APPLICATION, under section 21 of the building zone resolution,

- TO PERMIT in a residence and "C" area district the alteration and extension in height and area of an existing garage for the storage of more than five (5) motor vehicles; also the omission of the rear yard required under the zone resolution.

1101-27-BZ.

- APPLICANT—Gardiner Conroy, for Max Silverman, owner.

- PREMISES—5702-5712 Church avenue, Brooklyn.

- APPLICATION, under section 21 of the building zone resolution,

- TO PERMIT in a business district the erection and maintenance of a gasoline service station.

936-27-BZ.

- APPLICANT—Philip J. Sinnott, for Benjamin Siegel, owner.

- PREMISES—Southwest corner of Fiske avenue and Queens boulevard, Winfield, Borough of Queens.

- APPLICATION, under section 21 of the building zone resolution,

- TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1063-27-BZ.

- APPLICANT—Emil Guterman, for Henry C. Karpen, owner.

- PREMISES—14912 North Conduit boulevard, northwest corner of Three Mile Mill road (150th street), Jamaica, Borough of Queens.

- APPLICATION, under section 21 of the building zone resolution,

- TO PERMIT in a business district the erection and maintenance of a gasoline service station.

MARCH 6, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1110-27-A—225-235 25th street, Brooklyn.
 1116-27-A—13-17 Forrest street, Brooklyn.
 1117-27-A—25 Forrest street, Brooklyn.
 1131-27-A—135-139 West 36th street, Manhattan.
 1077-27-A—3 East 61st street, Manhattan.
 694-27-A—217-221 Main street, Tottenville, Borough of Richmond.
 768-27-A—232-236 East 40th street, Manhattan.

CALENDAR

1070-27-A—West side of West avenue, from 8th to 10th streets, Long Island City, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 6, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1027-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of G. & K. Investing Corp., owner, to permit in a residence district the erection and maintenance of a business building (stores); premises east side of Bailey avenue, 153.03 ft. north of Albany Crescent, The Bronx.

CAL. NO. 1051-27-BZ—Application, September 26, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Rutland Parkway, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 724-740 Ralph avenue, northwest corner of East 98th street, Brooklyn.

CAL. NO. 1305-25-BZ—Application, December 16, 1925, under sections 7e and 21 of the building zone resolution, of Harry Landy, applicant, on behalf of Love Lane Garage Corp., owner (for amendment and modification of the previous resolution), to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles; premises 46-50 Love lane, northwest corner of College place, Brooklyn.

CAL. NO. 984-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of T. & R. Construction Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of West 167th street and Sedgwick avenue, The Bronx.

CAL. NO. 1000-27-BZ—Application, September 12, 1927, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Patrick B. Noone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Woodhaven boulevard and 158th avenue, Aqueduct, Borough of Queens.

CAL. NO. 947-27-BZ—Application, August 24, 1927, under section 21 of the building zone resolution, of Joseph A. Walsh, applicant, on behalf of Louis Berkwit, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of White Plains road, 50 ft. south of Mace avenue, The Bronx.

CAL. NO. 1003-27-BZ—Application, September 12, 1927, under sections 7c and 21 of the building zone resolution, of Bennett & Koepfel, applicants, on behalf of J. W. Sands Realty Corp., owner, to permit in a residence district, extending from a business district, the erection and maintenance of an apartment house with store occupancy on the first story; premises 6913-6921 Fourth avenue, Brooklyn.

CAL. NO. 1109-27-BZ—Application, October 13, 1927, under section 21 of the building zone resolution, of Lillian R. Walker, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises east side of Woodhaven boulevard, 100.64 ft. south of Liberty avenue, Woodhaven, Borough of Queens.

CAL. NO. 523-27-BZ—Application, May 11, 1927, under section 21 of the building zone resolution, of Peter M. Coco, applicant, on behalf of Isidore Zuckerman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises easterly junction of 46th road, 189th street and Hollis Court boulevard, Flushing, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

MARCH 6, 1928, 2 P. M.

Petitions for Variations.

- 861-27-S—611-621 Fifth avenue, 1-7 East 49th street and 28 East 50th street, Manhattan.
- 978-27-S—27 East Broadway, Manhattan.
- 989-27-S—1385-1391 Broadway and 132-142 West 38th street, Manhattan.
- 1017-27-S—20-22 West 57th street, Manhattan.
- 1064-27-S—242 West 27th street, Manhattan.
- 1066-27-S—20 East 56th street, Manhattan.
- 1396-22-S—127-129 West 125th street, Manhattan.
- 1097-27-S—Southeast corner of Harris avenue and William street, Long Island City, Borough of Queens.
- 1098-27-S—37-43 West 26th street, Manhattan.
- 1120-27-S—278-290 Avenue C and 701-729 East 16th street, Manhattan.
- 1132-27-S—578 Madison avenue and 24-26 East 57th street, Manhattan.
- 891-27-S—31-37 East 31st street, Manhattan.
- 964-27-S—14-16 East 38th street (fifth floor), Manhattan.
- 1010-27-S—129-133 West 20th street, Manhattan.
- 1055-27-S—452-456 West 55th street, Manhattan.
- 1114-27-S—810 Broadway, Manhattan.
- 1296-27-S—38-40 West 48th street, Manhattan.

Appliance Submitted for Approval.

- 1071-27-SA—New Process Oil Burner, approval of.

MARCH 13, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1047-27-A—38 Pine street, Manhattan.
- 1072-27-A—243 West 34th street, Manhattan.

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1080-27-A—377-379 Broadway and 59-61 White street, Manhattan.

1127-27-A—135 West 42nd street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 13, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 937-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Abraham Linsky, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5338-5342 Kings Highway, northwest corner of Farra-gut road, Brooklyn.

CAL. NO. 961-27-BZ—Application, August 30, 1927, under sections 7c and 21 of the building zone resolution, of The New York Edison Co., applicant and owner, to permit in a residence district the alteration and extension to an existing transforming and electrical distributing station; premises 148-148½ East 40th street and 151-153 East 39th street, Manhattan.

CAL. NO. 1018-27-BZ—Application, September 17, 1927, under section 21 of the building zone resolution, of Charles Pfeifer and Meta Frese, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 2560 Coney Island avenue and 827 Gravesend Neck road, northwest corner, Brooklyn.

CAL. NO. 1024-27-BZ—Application, September 19, 1927, under sections 7g and 21 of the building zone resolution, of I. L. Crausman, applicant, on behalf of 174th Street and Jerome Avenue Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1650-1664 Jerome avenue and 1-9 East 174th street, northeast corner, The Bronx.

CAL. NO. 524-27-BZ—Application, May 11, 1927, under section 21 of the building zone resolution, of Peter M. Coco, applicant, on behalf of Isidore Tannenbaum, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises junction of Rocky Hill road and 47th avenue, 57.67 ft. west of 202nd street, Flushing, Borough of Queens.

CAL. NO. 688-27-BZ—Application, June 15, 1927, under section 21 of the building zone resolution, of Peter M. Coco, applicant, on behalf of Russell Gasero, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Northern boulevard and 239th street, Douglaston, Borough of Queens.

CAL. NO. 787-27-BZ—Application, July 7, 1927, under sec-

tion 21 of the building zone resolution, of Philip J. Sinnott, applicant, substituted for Louis A. Sheinart, on behalf of Edis Realty Co., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station (previously denied); premises northeast corner of Bay Ridge avenue and Shore road, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MARCH 13, 1928, 2 P. M.

Petitions for Variations.

884-27-S—1926-1932 Broadway, Manhattan.

916-27-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.

982-27-S—76-78 Varick street and 9 Grand street, Manhattan.

1001-27-S—154 East 23rd street, Manhattan.

1073-27-S—211 Himrod street, Brooklyn.

1104-27-S—7 West 31st street, Manhattan.

1108-27-S—47-51 Pike street, Manhattan.

1124-27-S—248½-250 West 40th street, Manhattan.

Appliance Submitted for Approval.

955-27-SA—Cook's Automatic Oil Burner, Types No. 1 and No. 2, approval of.

MARCH 27, 1928, 10 A. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provision of the building zone resolution, *Tuesday morning, March 27, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 855-27-BZ—Application, July 26, 1927, under section 21 of the building zone resolution, of Harry H. Holler, applicant, on behalf of Anna C. Bingler, owner (Certified Gas Stations, Inc., lessee), to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEver Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

CALENDAR

premises 1527-1535 Southern boulevard,
northwest corner of East 172nd street,
The Bronx.

926-27-BZ—Application, August 17, 1927, under
sections 7e and 21 of the building zone
resolution, of John J. Dunnigan, appli-

cant, on behalf of Goldix Realty Corp.,
owner, to permit in a business district
the erection and maintenance of a
garage for the storage of more than
five (5) motor vehicles; premises 1440
Sedgwick avenue, The Bronx.

WILLIAM E. WALSH, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

INFORMAL MEETING

DAY AFTERNOON, FEBRUARY 10, 1928.
nt: Commissioners Connell, Holland and Guilfoyle.
orum not being present, the scheduled hearing was
vened and the members of the board present, with
esentatives of the petitioners and others, discussed
up to and including Rule 62.

RULES

R.
ONER—New York Board of Underwriters.
CT—Amendments to Standpipe Rules.

APPEARANCES—

For Petitioner: H. M. Murdock, J. L. Hernon,
Vincent Treanor, A. W. Eddy, William Con-
ran and others.

For Administration: Inspector Maher of fire de-
partment.

ACTION OF BOARD—Laid over to March 2, 1928, at
2 p. m., for further discussion.

Adjourned 4.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

SDAY MORNING, FEBRUARY 14, 1928.
t: Commissioner Connell, Acting Chairman; Com-
s Holland and Guilfoyle and Chief Kenlon.
minutes of the regular meeting of the board, held
ay morning, February 7, 1928, and the minutes of
lar meeting of the board, held on Tuesday after-
bruary 7, 1928, were approved as printed in the
No. 7, Vol. XIII.

ALS FROM ADMINISTRATIVE ORDERS

A.
LANT—William Crawford, owner.
CT—Appeal from decision of the superintendent of
buildings.
SES AFFECTED—3 East 61st street, Manhattan.
RANCES—None.
N OF BOARD—Laid over to March 6, 1928, at
10 a. m.

LANT—H. Levenson, owner.
CT—Appeal from decision of the fire commissioner.
SES AFFECTED—217-221 Main street, Totten-
ville, Borough of Richmond.
RANCES—
For Appellant: J. D. Allen.
For Administration: Inspector Carroll of fire de-
partment.
N OF BOARD—Laid over to March 6, 1928, at
10 a. m., on request of appellant's representative.

LANT—Rees & Rees, owner.
CT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—232-236 East 40th street, Man-
hattan.

APPEARANCES—

For Appellant: Herbert J. Glatzer.

For Administration: Inspector Maher of fire de-
partment.

ACTION OF BOARD—Laid over to March 6, 1928, at
10 a. m., on request of appellant's representative.

933-27-A.

APPELLANT—Socony Burner Corporation, for Standard
Oil Co. of N. Y., owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—604 West 46th street, Man-
hattan.

APPEARANCES—

For Appellant: Percy J. King.

For Administration: Inspector Meyer of fire de-
partment.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commis-
sioners Holland and Guilfoyle and Chief
Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

945-27-A.

APPELLANT—Unexcelled Manufacturing Co., Inc.,
owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—1208 Richmond avenue, Gran-
iteville, S. I., Richmond.

APPEARANCES—

For Appellant: Clark Allen.

For Administration: Inspector Meyer of fire de-
partment.

ACTION OF BOARD—Appeal withdrawn.

MINUTES

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

1075-27-A.

APPELLANT—John J. Gilmartin, for United Dressed Beef Company, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—756-768 First avenue and 400 East 43rd street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1075-27-A)

WHEREAS, John J. Gilmartin, for United Dressed Beef Co., owner, filed, October 5, 1927, an appeal from an order of the fire commissioner, affecting premises 756-768 First avenue and 400 East 43rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 22, 1927 (Order No. 18574-LF), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building is non-fireproof, two stories in height, 150 ft. by 100 ft., 15,000 sq. ft. in area; OCCUPIED: 1st story, wholesale butcher, 20 persons; 2nd story, slaughter house, 5 persons; and

WHEREAS, the appellant claims that the building is open on three sides; that the first story is arranged so as to enable the firemen to reach any part of the floor in case of fire; that the second story is practically all one open space; also that fire hydrants are in the street within easy reach.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that all openings in the interior fireproof walls on the first and second stories shall be equipped with self-closing, fireproof doors and that the building shall be not increased in height, area or dimension, and granted only as long as conditions as to use and occupancy remain substantially unchanged.

1009-27-A.

APPELLANT—Maximilian Zipkes, for Herman M. Hess, et al., owners.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—129-133 West 20th street, Manhattan.

APPEARANCES—

For Appellant: Michael Densen and Herman Wolf.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1009-27-A)

WHEREAS, Maximilian Zipkes, for Herman M. Hess, et al., owner, filed, September 14, 1927, an appeal from an order of the fire commissioner, affecting premises 129-133 West 20th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 18, 1927 (Order No. 23141-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from an opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at north side of building, or other approved protection, as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances."

and

WHEREAS, the building is non-fireproof, six stories in height, 67 ft. 7 in. by 85 ft. in area; OCCUPIED: 1st story, show room, 2 persons; 2nd story, manufacture of furniture, 24 persons; 3rd story, manufacture of furniture, 10 persons; 4th story, office and cutting, 5 persons; 5th story, manufacture of paper boxes, 21 persons; 6th story, manufacture of paper boxes, 12 persons; and

WHEREAS, the appellant claims that the three easterly windows at the second to the sixth stories, inclusive, on the north side of the building are affected by the order; that the building is fully sprinklered; that the windows are 35 ft. from any other opening in the adjoining building; furthermore, the appellant contends that if forced to comply with the order would mean an unnecessary hardship upon the owner and without obtaining any benefit.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

1022-27-A.

APPELLANT—Samuel Rosenblum, for 806 Broadway Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—806-808 Broadway and 104-106 Fourth avenue, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1022-27-A)

WHEREAS, Samuel Rosenblum, for 806 Broadway Corp., owner, filed, September 19, 1927, an appeal from an order of the fire commissioner, affecting premises 806-808 Broadway and 104-106 Fourth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 16, 1927 (Order No. 22947-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway en-

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closure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.”;

and
WHEREAS, the building, facing on two street fronts, is non-fireproof, six stories (82 ft.) in height, 51 ft. 4 in. by 230 ft. 11¼ in. (approximately 11,200 sq. ft.) in area; OCCUPIED: 1st story, store; 2nd story, clothing jobbers, 10 persons; 3rd story, clothing jobbers, 13 persons; 4th story, cutting clothing, 20 persons; 5th story, manufacturing suits, 25 persons; 6th story, manufacturing suits, 8 persons; and

WHEREAS, appellant contends that the area of the building is slightly in excess of the area requiring the installation of a standpipe system; that the building is protected by an automatic sprinkler system.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that there shall be maintained an approved automatic sprinkler system, with central office connection, in accordance with the requirements of the board of standards and appeals, and that the building shall not be increased in height, area or dimension, and granted only as long as conditions as to use and occupancy remain substantially unchanged.

968-27-A.

APPELLANT—Standard Oil Company of New York, owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—Review avenue and Thomas street, between L. I. R. R. and Newtown Creek, Building No. 33, west end, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Percy J. King and Charles W. Smith.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(968-27-A)

WHEREAS, Standard Oil Company of New York, owner, filed, September 1, 1927, an appeal from an order of the fire commissioner, affecting premises at Review avenue and Thomas street, between Long Island Railroad and Newtown Creek, Building 33, Cooperage Department, West End, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated July 2, 1927 (Order No. 24110-F), reads:

“Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure.”;

and
WHEREAS, the building is non-fireproof, three stories (47 ft. 4 in.) in height, 118 ft. 7 in. by 81 ft. 4 in., irregular in depth, about 11,400 sq. ft. in area; OCCUPIED for the manufacture of barrels: 1st story, 12 persons; 2nd story, 15 persons; 3rd story, 5 persons; and

WHEREAS, the appellant claims that the building is equipped with a sprinkler system connected with the city water main of 60 pounds pressure; that the sprinkler system is also connected with the Newtown Creek, hooked up with four salt water pumps with a capacity of 6,800 gallons per

minute at 90 pounds pressure; that outside fire hydrants and hose are maintained on the northeast side of the building; that the building is equipped with fire extinguishers; furthermore, the appellant contends that under the above conditions the order is an unnecessary hardship upon the owner.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the existing sprinkler system shall be maintained in good working order and that the building shall not be increased in height, area or dimension, and granted only as long as conditions as to occupancy and use remain unchanged.

1106-27-A.

APPELLANT—Croker Nat'l. Fire Prev. Eng. Co., for Wilkinson Bros. & Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—3-7 West 29th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1106-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Wilkinson Brothers & Co., Inc., filed, October 11, 1927, an appeal from an order of the fire commissioner, affecting premises 3-7 West 29th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 12, 1927 (Order No. 16456-F), reads:

“1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at east, west and north sides of building, or other approved protection as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances.”;

and

WHEREAS, the building is fireproof, 10 stories in height, 74 ft. 6 in. by 90 ft. 6 in. in area; OCCUPIED: 1st story, show rooms, 7 persons; upper stories, manufacturing, 15 persons on each story; and

WHEREAS, the appellant has filed plans showing one window at third story, two windows at each of the fourth, fifth and seventh stories, three windows at each of the sixth, eighth and ninth stories and one window at each of the tenth and bulkhead stories on the west side of the building; thirteen windows on each of the second to tenth stories, inclusive, and three windows at the bulkhead story on the north side; three windows at the second story and five windows at each of the third to ninth stories, inclusive, on the east side of the building, affected by the order; a total of 176 windows; and

WHEREAS, the appellant claims that the windows to stair hall on west side of the building are fireproof; that the building causing exposure on the north side is fireproof, equipped with sprinkler and standpipe systems; furthermore, the appellant proposes to protect all openings on stairway and elevator shafts which come within the requirements of the order.

Resolved, that the order of the fire commissioner be and

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it hereby is *modified*, and the appeal be and it hereby is *granted*, only as far as it affects the openings in the rear or northerly wall, *on condition* that the exposures are protected as indicated in the drawings on file in the case, and that the order of the fire commissioner as to the openings in the easterly and westerly gable walls be *affirmed*, and the appeal as to these openings be and it hereby is *denied*, and that this modification is granted only as long as conditions as to occupancy and use remain unchanged and the building is not increased in height, area or dimension.

460-27-A.

APPELLANT—W. C. McTarnahan, for Petroleum Heat & Power Co. of New York, owner.

SUBJECT—Application for reopening—extension of time in which to obtain permits—re appeal from decision of the fire commissioner.

PREMISES AFFECTED—490-518 Kingsland avenue, Brooklyn.

APPEARANCES—

For Appellant: G. H. Hallock.

ACTION OF BOARD—Appeal reopened and time extended to obtain permits and complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

THE RESOLUTION—

(460-27-A)

WHEREAS, W. C. McTarnahan, for Petroleum Heat and Power Co., Inc., of New York, owner, filed, April 28, 1927, an appeal from a decision of the fire commissioner, affecting premises 490-518 Kingsland avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated April 21, 1927 (Alt. 938-27), reads:

"No. 3. Tanks must be buried 2' 0" below grade and encased in 12" of stone concrete.";

and

WHEREAS, the premises consist of a large, irregular, angular shape plot of ground, about 120,000 sq. ft. in area, bounded on the northeast side of Newtown Creek with one-story existing buildings located remote from each other, three storage tanks of 2,000 barrels and 20,000 barrels capacities; OCCUPIED as a fuel oil storage plant; and

WHEREAS, the appellant proposes to install ten 20,000-gallon gasoline storage tanks above ground, each tank encased in concrete not less than 12 in. in thickness and located more than 100 ft. from any building; and

WHEREAS, the appellant claims that it is impracticable to bury the tanks due to the condition of the soil; and

WHEREAS, this appeal was granted by the board at its meeting, July 19, 1927, and January 17, 1928, on certain conditions, and appellant requests a modification of the time limit.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the proposed storage shall be limited to ten tanks, separated into two batteries of five tanks each; that all tanks are to be separately encased in stone concrete, the concrete to extend not less than 12 in. above the top of the tank; that the ends and sides shall be raked at an angle of not less than 60 degrees, the ends and sides to be carried not less than 2 ft. above the 12-in. concrete cover and this to be filled with not less than 2 ft. of clean, firm earth fill; that the entire premises are to be equipped with an approved liquid fire extinguishing medium, the controls and pumps for same to be enclosed in a fire-proof structure located remote from the oil storage, and that all permits required shall be obtained within sixty days and any work involved thereby shall be completed within one year from the date of this action, February 14, 1928.

507-27-A.

APPELLANT—W. C. McTarnahan, for Petroleum & Power Co., Inc., of New York, lessee.

SUBJECT—Application for reopening—extension of time in which to procure permits—re appeal from decision of the fire commissioner.

PREMISES AFFECTED—416-432 East 47th street, Manhattan.

APPEARANCES—

For Appellant: G. H. Hallock.

ACTION OF BOARD—Appeal reopened and time extended to obtain permits and complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

THE RESOLUTION—

(507-27-A)

WHEREAS, W. T. McTarnahan, for Ogden Golet Estate, owner, filed, May 9, 1927, an appeal from a decision of the fire commissioner, affecting premises 416-432 East 47th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated May 3, 1927 (Alt. No. 939-27), reads:

"1. Proposed installation of (3) 30,000 gallon oil line tanks is contrary to resolutions of Board of Standards and Appeals under Calendar numbers 615-26-12 and 549-24-A.";

and

WHEREAS, the premises consist of a large plot of ground, 225 ft. by 100 ft. 5 in., with an existing pump house and twelve 30,000-gallon storage tanks; OCCUPIED as an oil storage plant; and

WHEREAS, the appellant proposes to install three 30,000-gallon gasoline storage tanks, each tank to be 10 ft. 6 in. in diameter by 48 ft. in length; and

WHEREAS, the appellant contends that the tanks will be buried, entirely encased in 12 in. of concrete and located not less than 10 ft. from the property line or any building; and

WHEREAS, it is proposed to bury the tanks below the sidewalk of the property, which is above the sidewalk grade, located 38 ft. southerly from the building line; and

WHEREAS, this appeal was granted by the board at its meeting, July 19, 1927, and January 17, 1928, on certain conditions, and appellant requests a modification of the time limit imposed.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the storage shall be limited to three tanks, the individual capacity not to exceed 30,000 gallons to each tank, and shall be solidly encased in concrete not less than 12 in. in thickness, subdivided between tanks shall be not less than 12 in. and shall be located not less than 38 ft. from the building line and not less than 25 ft. from the adjoining property line, the space within these dimensions to be maintained open and unpaved; that the outside concrete walls shall be carried not less than 3 ft. above the top of the tanks and shall be filled with earth fill, and that all permits required shall be obtained within sixty days and any work involved thereby shall be completed within one year from the date of this action, February 14, 1928.

BUILDING ZONE CASES

925-27-BZ.

APPLICANT—John J. Dunnigan, for Towruss Fuel Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building code, to permit in a business district the alteration and change of occupancy to a gasoline service station.

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station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2100 Webster avenue and 401-409 East 180th street, Bronx.

APPEARANCES—

For Applicant: J. F. Dusenberry.

For Opposition: None.

ACTION OF BOARD—Laid over to March 27, 1928, at 10 a. m., on request of applicant's representative.

855-27-BZ.

APPLICANT—Harry H. Holler, for Anna C. Bingler, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Timothy J. Healy.

For Opposition: Frank F. Fetzner, Alfred A. Higby and Frank V. Anderson.

ACTION OF BOARD—Laid over to March 27, 1928, at 10 a. m., on request of applicant's representative (final disposition).

984-27-BZ.

APPLICANT—Philip J. Sinnott, for T. & R. Construction Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southwest corner of West 167th street and Sedgwick avenue, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: A. H. Sarno.

ACTION OF BOARD—Laid over to March 6, 1928, at 10 a. m., on request of applicant.

1015-27-BZ.

APPLICANT—John J. Dunnigan, for Estate of McEvers Bayard Brown, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenberry.

For Opposition: Meyer Kaplan.

ACTION OF BOARD—Laid over to March 27, 1928, at 10 a. m., on request of applicant's representative.

1000-27-BZ.

APPLICANT—Edward L. Kelly, for Patrick B. Noone, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Woodhaven boulevard and 158th avenue, Aqueduct, Borough of Queens.

APPEARANCES—

For Applicant: Edward L. Kelly.

For Opposition: Aaron William Levy and Malvin B. Mariash.

ACTION OF BOARD—Laid over to March 6, 1928, at 10 a. m., for full vote of board.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland, Guilfoyle

and Chief Kenlon..... 3

Negative: Acting Chairman Connell..... 1

Absent: Chairman Walsh..... 1

556-27-BZ.

APPLICANT—Robert W. Maloney, for Thomas M. Gilligan, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of White Plains avenue and East Tremont avenue, The Bronx.

APPEARANCES—

For Applicant: Robert W. Maloney.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(556-27-BZ)

WHEREAS, Robert W. Maloney, for Thomas M. Gilligan, owner, filed, May 17, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of White Plains avenue and Tremont avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 14, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that White Plains avenue, East Tremont avenue and Union Port road are in business and unrestricted districts; and

WHEREAS, the decision of the superintendent of buildings, rendered May 17, 1927 (re N. B. 1160-1927), reads:

"1. Erection and maintenance of proposed gasoline station in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, it is proposed to erect an office, bury four 550-gallon tanks and erect eight pumps for the purpose of conducting a gasoline service station in a business district; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

946-27-BZ.

APPLICANT—Edward P. Doyle, substituted for Saul Goldsmith, for Bernard Corn, owner.

SUBJECT—Application (re decision of the tenement house commissioner) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story.

PREMISES AFFECTED—8502-8512 19th avenue and 1864-1878 85th street, Brooklyn.

APPEARANCES—

For Applicant: Saul Goldsmith and Martin J. Ort.

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For Opposition: William W. Prager and Margaret E. Hazel.

ACTION OF BOARD—Application denied.
THE VOTE TO GRANT—

Affirmative	0
Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(946-27-BZ)

WHEREAS, Edward P. Doyle, for Bernard Corn, owner, filed, August 24, 1927, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with store occupancy on first story; premises 8502-8512 19th avenue and 1864-1878 85th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 14, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 19th avenue is in a residence district, 85th street is in a residence district and 86th street is in a business district; and

WHEREAS, the decision of the tenement house commissioner, rendered August 16, 1927 (re N. B. 609-1927), reads:

"File proper plans and official survey to accompany these applications before same can be properly considered. NOTE: Furthermore, sketches show proposed building to accommodate stores which is in violation of the Building Zone Resolution as these premises are located within a residential district. Sketches not further considered."

and

WHEREAS, the proposed building is to be of non-fireproof construction, six stories in height, with a frontage of 150 ft. and a depth of 100 ft.; to be occupied as an apartment house with store occupancy on first story; and

WHEREAS, it developed at the public hearing on this case that the applicant purchased this property about three years ago and when it was located in a residence district, and that all the adjoining property is residential, and that no non-conforming uses exist; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21.

Resolved, that the decision of the tenement house commissioner be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

176-27-BZ.

APPLICANT—H. S. Sylvester, for Estate of Johanna Falvey, owner.

SUBJECT—Application for reopening—extension of time in which to obtain permits—re application (decision of superintendent of buildings) under section 7-b of the building zone resolution to permit in a residence district extending from a business district the erection and maintenance of a business (stores).

PREMISES AFFECTED—1721-1723 West 6th street, Brooklyn.

APPEARANCES—

For Applicant: Harry S. Sylvester.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to procure permits and complete work; resolution interpreted.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Negative	0
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(176-27-BZ)

WHEREAS, H. S. Sylvester, for Estate of Johanna Falvey owner, filed, February 18, 1927, an application, under the building zone resolution, to permit in a residence district extending from a business district, the erection and maintenance of a business (stores) building; premises 1721-1723 West 6th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 17, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 6th street is in a residence district, West 5th street is in a residence district and Kings Highway is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 2, 1927 (Applic. No. 1575-27), reads:

"1. Proposed one story brick building to be used as a store will be located partly in a business district and partly in a residence district and is therefore contrary to Art. II, Sec. 3, of the Zone Resolution."

and

WHEREAS, the proposed building is of non-fireproof construction, one story in height, with a frontage of 40 ft. and a depth of 100 ft.; to be occupied as a business building (stores); and

WHEREAS, the board deemed that applicant was entitled to relief under the provisions of section 7b of the building zone resolution and that it would entail practical difficulty and unnecessary hardship to deny this application; and

WHEREAS, this application was granted by the board at its meeting, May 17, 1927, on certain conditions, and applicant requested a modification of these conditions as to time limit and an interpretation of the resolution as to rear yard and unpierced walls.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the requirements of the building zone resolution affecting this property as to area, yards and use as affecting a business use district otherwise shall be complied with; that the gable walls in the residence use district shall be unpierced throughout their entire height and length; that all permits required shall be obtained within two months and the work involved completed within six months from February 14, 1928.

APPROVAL OF PLANS

971-27-BZ.

APPLICANT—Henry N. Steinert for Evelina S. Perkins, owner (Assets Funding Corp., lessee).

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—270 Dyckman street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—The board deemed that the plans did not conform to the conditions of the resolution as to height, plans disapproved.

THE VOTE TO APPROVE PLANS AS TO HEIGHT—

Affirmative	0
Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Absent: Chairman Walsh.....	1

Adjourned, 1 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 14, 1928

Present: Commissioner Connell, Acting Chairman; Commissioners Holland and Guilfoyle, Chief Kenlon and Deputy Chief Martin, substituting.

PETITIONS FOR VARIATIONS

98-27-S.
PETITIONER—Thomas B. Leahy, for 37 West 57th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—37-39 West 57th street, Manhattan.

APPEARANCES—

For Petitioner: Thomas B. Leahy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 10, 1928, at 2 p. m., on request of petitioner.

91-27-S.
PETITIONER—John J. Gilmartin, for Crompton Building Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—31-37 East 31st street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 6, 1928, at 2 p. m., for petitioner to obtain certificate from bureau of buildings as to incombustibility of partitions.

64-27-S.
PETITIONER—Goldfarb & Brandes, for Delsanders, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—14-16 East 38th street (5th floor), Manhattan.

APPEARANCES—

For Petitioner: Morris Goldfarb.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 6, 1928, at 2 p. m., for inspection and report by fire department inspector.

010-27-S.
PETITIONER—Maximilian Zipkes, for Herman M. Hess, et al., owners.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—129-133 West 20th street, Manhattan.

APPEARANCES—

For Petitioner: Herman Wolf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 6, 1928, at 2 p. m., on request of petitioner's representative, to submit new drawings.

055-27-S.
PETITIONER—Champion Laundry, Inc., lessee.
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—452-456 West 55th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 6, 1928, at 2 p. m., to obtain consent of owner of building to the east to permit an exit into the yard of said building.

1296-27-S.

PETITIONER—Hamill, Weinberg & Munro, for 122 West 45th Street Corp., lessee.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings and order of fire commissioner.

PREMISES AFFECTED—38-40 West 48th street, Manhattan.

APPEARANCES—

For Petitioner: James J. Munroe.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 6, 1928, at 2 p. m., on request of petitioner's representative.

1114-27-S.

PETITIONER—William F. Doyle, for Henry Russell, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—810 Broadway, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition laid over to March 6, 1928, at 2 p. m., on written request of petitioner. Final action.

25-28-S.

PETITIONER—Sigmund Schuler, for United Cigar Stores Co. of America, lessee.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—35-37 Broad street, Manhattan.

APPEARANCES—

For Petitioner: Sigmund Schuler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh 1

1396-22-S.

PETITIONER—Philip J. Sinnott substituted for Samuel Rosenblum, for the Reid Ice Cream Co., owner.

SUBJECT—Application for reopening—interpretation of resolution—re variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—127-129 West 125th street, Manhattan.

APPEARANCES—

For Petitioner: None.

ACTION OF BOARD—Petition reopened and set for hearing March 6, 1928, at 2 p. m.

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THE VOTE TO REOPEN AND SET FOR HEARING—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin 4
Negative 0
Absent: Chairman Walsh 1

965-27-S.

PETITIONER—Goldfarb & Brandes, for Vincent Bovio, lessee.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—14-16 East 38th street (7th floor), Manhattan.

APPEARANCES—

For Petitioner: Morris Goldfarb.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Absent: Chairman Walsh 1

THE RESOLUTION—

(965-27-S)

WHEREAS, Goldfarb & Brandes, for Vincent Bovio, lessees, filed, August 31, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 14-16 East 38th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated August 12, 1927 (Violation No. 1015-1927), re seventh story, reads:

"Answering your letter of July 19, 1927, we beg to state that the partitions in question are contrary to Section 264 of the Labor Law, which section requires that all partitions in factory buildings be of fireproof material where the building is of fireproof construction."

and

WHEREAS, the building is fireproof, 14 stories in height, 50 ft. by 98 ft. 9 in. in area at first story and 50 ft. by 88 ft. 9 in. in area above; OCCUPIED: 1st story, stores, 10 persons; upper stories, 25 per cent manufacturing, 70 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: a fire tower; an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims that the wooden partitions subdividing the seventh story, erected at considerable expense are of a temporary nature and do not obstruct means of egress; the upper part of the partitions enclosing the show room and lobby is constructed of glass, and to tear this work down would cause a loss of business; furthermore, the petitioner contends that this petition is made for the purpose of maintaining these temporary wooden partitions on the seventh story until the expiration of the lease in January, 1929.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the petition be and it hereby is denied.

733-26-S.

PETITIONER—Bernard J. Kelly for 25th Street Realty Co., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—138-144 West 25th street, Manhattan.

APPEARANCES—

For Petitioner: Bernard J. Kelly.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Absent: Chairman Walsh 1

THE RESOLUTION—

(733-26-S)

WHEREAS, Bernard J. Kelly, substituted for John J. Gilmartin, for Twenty-fifth Street Realty Co., owner, filed, August 26, 1926, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 138-144 West 25th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 16, 1926 (Order No. 99309-LD), reads:

"1. Remove all articles or wares of any nature from stairway enclosure at east side of building on the 1st story, as per Rule 5, of the Board of Standards and Appeals, July 29, 1924. Note: Cigar and Candy Stand;"

and

WHEREAS, the building is fireproof, 12 stories in height, 90 ft. by 81 ft. in area at first story and 90 ft. by 75 ft. in area above; OCCUPIED: 1st story, stores; upper stories, tenant factories, 50 persons per story; petitioner occupying a portion of the easterly entrance hall as a cigar and candy stand; EQUIPPED with a sprinkler system; a fire alarm signal system and a standpipe equipment; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; an exterior iron stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the second story balcony, with EGRESS from the termination of the exterior stairway by means of a fireproof passageway leading to the westerly entrance hall and to the street; and

WHEREAS, petitioner contends that the cigar and candy stand is located in such a position as to afford a five-foot clearance and that it does not interfere with egress from the building; and

WHEREAS, this case was denied by the board on November 16, 1926, and reopened by vote of the board on July 26, 1927, the owner of the stand appearing and stating that the lease has but a short time to run and that hardship would result if not permitted to continue the operation of the stand until the expiration of the present lease.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

1021-27-S.

PETITIONER—John J. Gilmartin, for F. & H. Mirror and Glass Co., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—4137-4139 Third avenue, The Bronx.

APPEARANCES—

For Petitioner: John J. Gilmartin.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh 1

MINUTES

THE RESOLUTION—

(1021-27-S)

WHEREAS, John J. Gilmartin, for F. & H. Mirror and Glass Co., owner, filed, September 19, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 4137-4139 Third avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated July 30, 1927 (Order No. 25133-LD), reads:

"1. Arrange iron bars on windows on north and west side of cellar and 1st story so as to be readily movable or removable from both sides in such manner as to afford the free and unobstructed use of such windows for purpose of egress. Section 272 of the Labor Law."

and

WHEREAS, the building is non-fireproof, two stories and cellar in height, 50 ft. by 95 ft. in area at first story and 50 ft. by 90 ft. in area above; OCCUPIED: cellar, cutting glass, 1 person; 1st story, cutting glass, 9 persons; 2nd story, tenant factory, vacant at present; EXITS: an interior fireproof stairway, extending from the first story to top story, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are iron bars covering the windows in the west and north walls of the cellar and first stories and also thirteen windows (not referred to in the order) in the south and west walls of the second story of the building; and

WHEREAS, petitioner contends that the occupancy of the building is small; that nothing of an inflammable nature is stored therein and that the various floors are adequately provided with exits.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that every third window on the cellar story and first story shall have the bars so adjusted that they can be opened from the inside; that the building shall be not increased in height or area; that the use and occupancy shall remain substantially unchanged, and that the labor law shall be complied with in all other respects.

1020-27-S.

PETITIONER—Samuel Rosenblum, for J. Chr. G. Hupfel Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—224 East 38th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1020-27-S)

WHEREAS, Samuel Rosenblum, for J. Chr. G. Hupfel Co., Inc., owner, filed, September 17, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 224 East 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 29, 1927 (Order No. 23818-LD), reads:

"1. Arrange the fire escape at west side of building

so that same will conform to Section 274 of the Labor Law. Defects noted as follows:

- "(a) No stairway from top balcony to roof.
- "(b) No stairway from lowest balcony to ground.
- "(c) No fireproof passageway to street from termination of fire escape."

and

WHEREAS, the building is non-fireproof, three stories in height, 30 ft. by 81 ft. 1¼ in. in area; OCCUPIED: 1st story, private garage, 1 person; 2nd story, printing and engraving, 12 persons; 3rd story, printing and office, 5 persons; EXITS: an interior wooden stairway, extending from the first story to roof, enclosed in wood stud, plaster boards covered with 26 gauge metal partitions; at the rear of the north wall on the second and third stories there is an opening provided with a fireproof door leading to the party wall fire escape on the rear of the two buildings adjoining to the west; ROOF of adjoining building to west one story higher; and

WHEREAS, petitioner contends that the openings on the second and third stories were provided and accepted by the board of review of the fire department as a compliance with similar orders heretofore issued by the fire department and requests the acceptance of the existing exits in view of this action.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 23818-LD, item 1, a, b and c, *on condition* that egress from this building shall be maintained through doors on the second story and on the third story, the third story to party wall fire escape balcony of the adjoining tenement house and the second story to roof of the extension of the tenement house to the west, with egress from the extension through public hall of tenement to street, so long as the property of the tenement house to the west and the building under appeal remain under one ownership; that the building shall be not increased in height or area; that the use and occupancy shall remain substantially unchanged and that the labor law shall be complied with in all other respects.

1105-27-S.

PETITIONER—Croker Nat'l. Fire Prev. Eng. Co., for Wilkinson Bros. & Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—3-7 West 29th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Martin 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1105-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Wilkinson Brothers & Co., Inc., owner, filed, October 11, 1927, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 3-7 West 29th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated April 12, 1927, read:

"Order No. 16452-LD:

"1. Enclose the hallway on 1st story west side of

MINUTES

building with partitions of fire resisting material, as per Section 271 of the Labor Law.

"Order No. 16454-LD:

"1. Arrange the doors leading to stairway east and west sides of building so as to open outwardly without obstructing the stairway as per Section 271 of the Labor Law.

"3. Arrange doors leading to street from east side stairway to open outwardly as per Section 271 of the Labor Law.";

and

WHEREAS, the building is fireproof, ten stories in height, 74 ft. 6 in. by 90 ft. 6 in. in area at first story and 74 ft. 6 in. by 85 ft. in area above; OCCUPIED: 1st story, show rooms, 7 persons; upper stories, manufacturing, 15 persons on each story; EXITS: two interior iron stairways, extending from the first story to roof, enclosed in four-inch terra cotta partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims, as to Order No. 16452-LD, that the building in question was erected under approved plans in 1896, with the westerly stairway terminating in store on first story; that in 1915 a similar order was filed, which was complied with by erecting a mezzanine passageway and hallway extending to the street, and the order was dismissed February 3, 1917, by the bureau of fire prevention; that no other change has been made to the building up to the present date; as to Order No. 16454-LD, item 1, that the doors to stairways open outward, and when fully open leave a clearance of greater width than the width of the stairs; as to item 3 of the same order, that it is impossible to swing the front door outward as there is a stone pilaster on each side of the doorway preventing the doors from opening the full width; however, the petitioner proposes to provide the front door leading to street at east side with double swing hinges.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 16452, item 1, *on condition* that the plate glass show window in the vestibule on the westerly side of the building and the plate glass in the doors leading to the store, shall be substituted with wire glass, cut up into panels of not more than 720 sq. in. each, and *granted*, as to Order No. 16454-LD, item 1, *on condition* that the doors as now constructed shall be not changed; that the occupancy of each floor shall be limited to the capacity of the westerly stairway, and *denied*, as to item 3, and further granted only so long as the conditions as to use remain substantially unchanged; that the building shall be not increased in height or area, and that the labor law shall be complied with in all other respects.

APPLIANCES SUBMITTED FOR APPROVAL

977-27-SA.

PETITIONER—The Martell Packings Co.

SUBJECT—Romec Rotary Pump, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed for lack of prosecution.

THE VOTE TO DISMISS FOR LACK OF PROSECUTION—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin 4

Negative 0

Absent: Chairman Walsh..... 1

WHEREAS, the petitioner has failed to complete his papers, though duly notified to do so,

Resolved, that the petition be and it hereby is *dismissed* for lack of prosecution.

504-26-SA.

PETITIONER—Rayfield Oil Burner Company, Inc.

SUBJECT—Application for reopening—amendment of resolution—re approval of Rayfield Oil Burner.

APPEARANCES—

For Petitioner: Benjamin Weststone.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(504-26-SA)

WHEREAS, the Rayfield Oil Burner Company filed, June 3, 1926, a petition with the board of standards and appeals for approval of the device known as the Rayfield Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 2582 Marion avenue, Borough of The Bronx, and recommended the approval of the burner; and

WHEREAS, this petition was granted by the board at its meeting, December 28, 1926, and petitioner requested a modification to permit use of Grade A oil.

Resolved, that the board of standards and appeals does hereby *approve* the device known as the Rayfield Oil Burner for use with Grade A and Grade B fuel oil in domestic and commercial installations when installed and equipped in accordance with the fuel oil rules of the board of standards and appeals.

Adjourned 4.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

CONCRETE RULES

USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

RULES

ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS,
ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE

AUGUST 26, 1918; REVISED MAY 13, 1919.

Rule 1. Application of Elevator Rules. Every elevator, escalator, freight conveyor or amusement device, within the City of New York, in addition to conforming with all provisions of the labor law, building code or other laws or ordinances, as are applicable thereto, shall comply with the requirements of these rules.

Existing and future installations shall at all times be maintained by the owner in a safe condition and in conformity with the requirements of these rules.

Rule 2. Definitions Relating to Elevators.

(a) The terms "elevator," "passenger elevator," "freight elevator" and "amusement device" shall have the meanings indicated in §560 of the building code.

(b) The term "dumbwaiter" shall apply to such special form of freight elevator, whether power driven or manually operated, the dimensions of which do not exceed nine square feet in horizontal section nor four feet height.

(c) The term "hand power elevator" shall apply to such forms of passenger or freight elevators which are manually operated and the dimensions of which exceed nine square feet in horizontal section.

(d) The term "sidewalk type elevator" shall apply to such special form of freight elevator, either power driven or manually operated, the platform of which does not exceed fifty (50) square feet in area and is suspended supported at one or more points on the underside.

(e) The term "escalator" shall apply to a moving continuous inclined stairway or runway designed for elevating or lowering passengers.

(f) The term "freight conveyor" shall apply to a device used for elevating or lowering freight in a vertical or inclined direction on a continuous moving carrier without the services of an operator thereon.

(g) The term "future installations" shall apply to any elevator, machinery or equipment used in connection therewith, installed after these rules become effective.

(h) The term "existing installations" shall apply to any elevator, machinery or equipment used in connection therewith, either already installed, in process of installation, or for which plans are on file with the superintendent of buildings prior to August 26, 1918.

(i) The term "alteration" shall include any essential change to the elevator car, counterweights, rails, machinery, safeties or other equipment or direct motive power; except that any repair work made necessary by the ordinary operation of the elevator shall not be deemed an alteration.

(j) The term "power driven elevator" shall apply to any form of elevator except those operated by hand power, gravity in both directions, or through friction on the pull rope.

Rule 3. Permits. The application required by §562, building code, for the installation or alteration of elevators, amusement devices, etc., shall be in triplicate on blanks furnished by the superintendent of buildings, stating the size, manner of construction, speed, capacity, other essentials, and mode of operation of the same, and accompanied by necessary drawings; except that applications for the installation of dumbwaiters, and conveyors or hoists may consist of a notice to the superintendent of buildings that such installation is to be made.

Rule 4. Alterations. In making alterations to existing installations, the parts changed or altered must conform in every respect to the rules governing future installations, and where parts of the elevator are damaged from any cause, the damaged parts must be completely renewed, at the discretion of the superintendent of buildings.

Where hand power elevators are changed to power-driven elevators, they shall conform to every rule governing power-driven elevators, except, that when the rise is not more than thirty-five feet and the capacity is not increased, existing wood guide rails may remain in use. In such conversions the use of a power-driven friction grip device is prohibited when the capacity exceeds 800 pounds.

Rule 5. Change of Classification. In future, no freight elevator shall be used for passenger service, unless such elevator conforms to the rules governing future installations of passenger elevators in so far as they relate to safety equipment, hoist ropes, carrying capacity, car enclosure, including gates and emergency exit, shaft openings and doors, and motive power.

In existing installations where such change of classification is made and the hatchway is unenclosed, a substantial enclosure of lawful partitions extending from floor to ceiling and flush with the hatchway shall be constructed, with all openings protected by proper shaft doors.

Rule 6. Tests of New Elevators. In future installations all elevators shall be tested as follows:

The cars of all power-driven elevators shall be loaded to their maximum carrying capacity and operated up and down the shaft several times to test the lifting capacity of the machinery and the operation of the upper and lower automatic limit devices. The car shall be stopped at various levels in the shaft to test the operation of the machine brake.

The cars of all power-driven elevators having speeds exceeding one hundred (100) feet per minute, and of hand-power elevators with a rise of more than fifteen (15) feet, shall be loaded to their maximum carrying capacity, run to the top landing and made to travel downward beyond normal speed, so as to automatically operate the speed retarder or speed governor and car safety device and the slack rope device when required, and (except for hand-power elevators) to stop the machine. This rule shall not be construed, however, to require safe lift elevators to be tested with safe lift load.

The cars of power-driven elevators having speeds of one hundred (100) feet per minute or less shall be loaded to their maximum carrying capacity, run to the top landing and started down at normal speed. At this speed the governor shall be manually operated to test the action of the safety equipment.

Rule 7. Carrying Capacity. In existing installations the owner, lessee or other person having charge or control of any elevator, except a dumbwaiter, and in future installations the manufacturer of any such elevator, shall cause to be fastened in a conspicuous place in the car of said elevator a metal plate, having suitable letters and figures on same, which shall designate the number of pounds weight which said elevator can safely carry.

Future installations shall be designed to sustain in all their parts a load per square foot of platform area inside the car of not less than the following:

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- (a) 75 pounds for power-driven passenger elevators;
- (b) 50 pounds for power-driven freight elevators having platform areas not exceeding 100 square feet;
- (c) 50 pounds for hand-power passenger elevators.

Rule 8. Rules to be Posted. In the car of every passenger elevator the superintendent of buildings shall cause to be posted and maintained, in a conspicuous place, for the guidance and information of operators and passengers, such of the rules relating to the operation of elevators as he may deem necessary to insure public safety, including the number of passengers that such car may carry at one time.

Rule 9. Full Automatic Push Button Elevators. In future installations full automatic push button elevators must be so designed and equipped that the car, at its rated speed and load, will automatically stop when the car floor is level with or not more than three inches from the designated landing floor.

The car gate and shaft doors shall be equipped with approved devices that will prevent the operation of the car until the car gate is closed and the shaft door is closed and locked. The shaft door shall not be capable of being opened unless the floor of the car is within three inches of the landing. A push button to operate an alarm bell shall be provided in the car, for the purpose of notifying the person in charge of the premises, in case the car becomes stopped in the shaft from any cause. The shaft doors shall be so arranged that they cannot be opened after the car leaves the landing, except in emergency cases, and then only by a special key which must be provided and kept in the possession of the person having charge of the building.

Rule 10. Belt or Chain Drives. In future installations no hoisting machine driven by a chain or belt device from a motor or countershaft shall be used in connection with any passenger elevator.

Rule 11. Shaft Openings. In shafts hereafter constructed for passenger elevators, no more than one opening shall be allowed in each story, and all openings in the several stories shall be located one above the other, except that doors may be located on opposite or adjacent sides in the several stories when the distance from the car operating device to the door lock does not exceed forty-eight inches and can at all times be fully controlled by the elevator operator without leaving the car operating device. Door openings may be located on opposite or on adjacent sides of the shaft in the first or main entrance story and in the top story, provided that the openings in the remaining stories are all on the same side of the shaft, that a satisfactory device is installed preventing the operation of the car while the car gate distant from the operator is open, that an attendant is always present to control the shaft doors located in the first or top stories, and that there are no offsets or recesses on the inside of the shaft walls.

No alteration not in compliance with the above provision shall be made to any existing passenger elevator shaft.

Rule 12. Hoistway Enclosure. In the existing and future installations where no enclosure of solid partitions is required around the hoistway by the provisions of the building code, labor law or these rules, there shall be provided a substantial vertical enclosure extending from the floor for a distance of not less than six (6) feet on the side or sides where there are no openings in the car for loading purposes. On all other sides, gates or doors must be provided. Such enclosure may be constructed of mesh work, grille work or slatted partitions, provided that when mesh work is used it shall be of not less than No. 10 U. S. gauge wire or No. 13 U. S. gauge expanded metal, with mesh not exceeding one and one-half (1½) inches; when grille

work is used there shall be not more than one and one-half (1½) inches space between any two members except that where plain straight bars, not filled in with scroll, are used, there shall be not more than one (1) inch space between members; when wood slats are used they shall be not less than three-eighths (¾) of an inch thick, spaced not more than one (1) inch between slats.

In all cases where existing grille work permitted by law or regulation as a shaft enclosure is altered, such alteration shall be of substantial material and construction, properly braced and carried the full height of openings, with not more than one and one-half inch space between any two members; except that where straight bars, not filled in with scroll work, are used there shall be not more than one inch between members. Where deemed necessary, existing grille work with spaces exceeding those specified in this rule shall be made safe by suitable screen or wire mesh, or wire glass construction.

Rule 13. Shaft Doors. In existing and future installations all gates or doors leading to any shaft in which power-driven passenger elevators are operated (except full automatic push button elevators) shall be locked, bolted or securely fastened on the shaft side. Such shaft doors or gates shall be closed by the operator before the car is put in motion.

In future installations of passenger elevators, keys for opening the shaft doors or gates from the outside of the shaft, in case of emergency, shall be provided and shall be restricted in use to persons in responsible charge of the building.

In existing and future installations in factory building only, the openings in every passenger or freight elevator shaft or hoistway enclosure shall be protected in one of the following manners:

- (a) by properly constructed sliding doors.
- (b) by combination slide and swing doors;
- (c) by hinged or swinging doors equipped with approved devices to insure the shaft doors being closed and locked before the car can start from the landing;
- (d) by hinged or swinging doors, either manually operated or self-closing, with auxiliary gates not less than five (5) feet six (6) inches in height, substantially constructed of wood or metal, with not more than two (2) inch space between any two parallel members, and the bottom of the gate not more than ten (10) inches from the floor except at the top and bottom landings when the distance from the floor to the bottom of the gate may be increased to give the required head room, and shall close automatically upon the car leaving the landing in either direction; except further that for hand power elevator having the pull rope located in front of the shaft entrance gates may be two (2) feet six (6) inches in height.

When shaft doors are equipped with electric contacts or other locking devices, an approved emergency release shall be provided on the car within easy reach of the operator.

Rule 14. Car Gates. In existing and future installations, all entrances to the cars of power-driven passenger elevators shall be provided with substantial folding or sliding gates or doors, and where floor tracks are used the same must be kept level with the finished floor surface of the car. All folding gates over three feet wide at the entrance to shaft or car shall have top and bottom braces spaced not more than eighteen inches on centers when the gates are fully expanded. All car gates shall be closed by the operator before the car is put in motion.

In future installations passenger elevator car gates shall be equipped with an approved device or devices that will prevent the operation of the car while the car gates

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be open, and an approved emergency release shall be provided on the car within easy reach of the operator.

Rule 15. Counterweights. In future installations all counterweights shall have their sections securely bolted together with one or more rods, as determined by the superintendent of buildings. Such rods must pass through the sub-weights and at least one portion of the frame work. No continuous forged straps shall be permitted.

In existing and future installations where counterweights run in the same shaft as the car, they shall, when at the uppermost position, be protected on all exposed sides the full length of the counterweight with substantial and properly secured shields of iron or steel not less than No. 16 U. S. gauge; except that for plunger or fixed stroke piston hydraulic or traction type elevators no top shield shall be required. Where no compensating chains or ropes are attached to the counterweight, similar shields shall be provided eighteen inches above the bottom of the counterweight runway and extending upwards at least five feet. In existing installations, where the clearance between car and counterweight is not more than one and one-half inches, neither top nor bottom shields shall be required, but in lieu thereof full-tale metal chains not less than five feet long, spaced not more than six (6) inches on centres from rail to rail, shall be suspended from the bottom of the counterweight.

Rule 16. Speed Governors. All power-driven elevators with a rise of more than fifteen feet not already equipped with a speed governor and safety (except sidewalk type elevators and existing freight elevators in buildings not exceeding five stories in height and direct plunger elevators) shall have at the top of the elevator shaft a governor properly connected to a safety device attached to the underside of the car platform, in such manner that the car will be brought to rest with an easy and gradual stop, or in a distance not greater than nine feet at a speed of seven hundred feet per minute, provided that on elevators having a speed of one hundred feet per minute or less, safeties of the instantaneous type may be used. Every governor operating car safety shall be set to trip the safety at a speed not exceeding forty per cent. above the rated speed given in the application, but in no case exceeding eight hundred and fifty feet per minute; but this shall not require any governor to trip the safety at a speed less than one hundred and fifty feet per minute. When a speed governor has been set for the rated speed it shall be sealed. When safeties of the instantaneous type are used, a proper flexible means of application must be interposed between the safety and the governor.

Rule 17. Limit Devices. In future installations all power-driven elevators shall have approved limit devices as follows:

(a) for Drum Type Electric Elevators, except sidewalk type elevators with speeds not exceeding seventy-five (75) feet per minute, limit switches on the machine and in the shaft or on the car;

(b) for Traction Type Electric Elevators, limit switches in the shaft or on the car;

(c) for Electric Drum Sidewalk Type Elevators, with speeds not exceeding seventy-five (75) feet per minute, machine automatics will be required, but stopping devices in the operating rope will be accepted in lieu of limit switches in the shaft or on the car;

(d) for Hydraulic Elevators, with speeds not exceeding one hundred and fifty (150) feet per minute, stopping devices on the operating rope;

(e) for Hydraulic Elevators, with speeds exceeding one hundred and fifty (150) feet per minute, limit devices on the machine;

(f) for Lever or Crank-Operated Hydraulic Elevators, limit devices on the machine.

Rule 18. Elevator Brake. In future installations every electric elevator shall be equipped with an electric

or electro-mechanical brake that will bring the car to rest when the car operating device is brought to the stop position or when any of the electric safety devices operate.

When the elevator is driven by a belt from an electric motor, the brake must be arranged to operate should the motor belt break or leave the pulleys.

Rule 19. Operating Device. In future installations every elevator driven by electric power and operated by hand rope, lever, wheel or other non-self-centering device, shall be provided with an approved device preventing the operation of the car, after the interruption of the current, until the operating device has been first returned to the inoperative position, and electric car operating switches shall be self-centering and self-locking in the inoperative position.

Rule 20. Reverse Phase Relays. In future installations every elevator motor operated by polyphase alternating electric current shall be equipped with a reverse phase relay.

Rule 21. Slack Rope Device. In future installations all power-driven elevators, including power-driven sidewalk elevators, operated by drum hoisting machines, shall have approved automatic slack rope devices that will stop the machine if, from any cause, any car hoisting rope or chain attached to the drum becomes slack.

Rule 22. Car Locking Device. No elevator shall be used for the carrying of safes or other material of a greater weight than the normal lifting power of such elevator, unless the machine is provided with special equipment and the car is equipped with an approved locking device which will hold it at any landing, independent of the hoisting ropes while such safe or other material is being loaded or unloaded.

Rule 23. Hand-Power Elevator Safety Devices. In future installations every hand-power elevator (except sidewalk type elevators) with a rise of more than fifteen feet, shall be equipped with an approved safety device that will immediately stop and hold the car with a full load if the rope breaks, and with an approved automatic speed retarder and a hand-operated brake operating in both directions.

Grip hoists and elevators operated by gravity in both directions shall comply with the requirements for hand power elevators.

Rule 24. Escalators. In future, every escalator installed shall be equipped with an approved safety device to prevent any accidental downward reversal and with an approved stopping device.

Rule 25. Car Construction. In future installations the car and car frame of every power-driven elevator and of every hand-power elevator with a rise of more than thirty-five (35) feet shall be of incombustible materials; except that the platform may be of wood covered on the underside with incombustible materials. The car enclosure and flooring may be of hard wood. The car, car frame and enclosure of every hand-power elevator with a rise of thirty-five (35) feet or less may be constructed of wood.

Rule 26. Passenger Car Enclosures. In existing and future installations every passenger elevator car shall be fully enclosed on all sides not used for loading or unloading, and on the top, with substantial construction.

In future installations where grille work is used for the car enclosure, including the top, it shall be constructed with not more than one and one-half inch space between any two members; except that where straight bars not filled in with scroll work are used there shall be not more than one inch space between members. When the clearance between car and counterweight is less than two (2) inches, that part of the car enclosure opposite the counterweight runway shall

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be of solid construction or screened with not more than one-half ($\frac{1}{2}$) inch mesh of not lighter than No. 16 U. S. gauge wire, to a height of not less than six (6) feet six (6) inches.

In existing installations in factory buildings only, where the spaces exceed those specified for future installations, it shall be deemed satisfactory if the grille work is made safe by suitable screen or wire mesh fastened to the car enclosure.

Rule 27. Emergency Exit. In future installations every power-driven passenger elevator car shall have a trap door in the top, of such a size as to afford easy egress for passengers, but not less than sixteen inches in least dimension nor less than four hundred square inches in area. When there is more than one elevator in a shaft and the vertical distance between any two consecutive shaft door openings exceeds thirty (30) feet, there shall be provided in addition to the trap door an emergency side exit to the adjacent car.

In existing installations not already provided with an emergency exit, a trap door as specified for future installations shall be provided; except that when the cross head or car top construction renders it impracticable to provide such trap door, this requirement may be waived by the superintendent of buildings, if egress, in case of emergency, is possible through shaft openings, or to an adjacent car.

Rule 28. Freight Car Enclosure. In existing and future installations in factory buildings only, every freight elevator car shall be enclosed on all sides not used for loading or unloading, with substantial construction, to a height of five (5) feet six (6) inches, or to the cross head, when this is less than five (5) feet six (6) inches above the car platform.

In future installations, where an enclosure of open construction is used, the space between any two parallel members shall not exceed one inch.

Rule 29. Freight Elevator Cover. In existing and future installations in factory buildings only, every freight elevator car shall be provided with a substantial cover or grating constructed of not less than No. 8 U. S. gauge wire or its equivalent in strength, and of a mesh that will reject a one and one-half ($1\frac{1}{2}$) inch diameter ball. Sections of the cover or grating may be arranged to swing upward for handling long material, but such cover or grating shall be closed at all other times. In covers hereafter installed (except where car gates are provided) that part of the cover facing the entrances to the hoistway, extending the full width of the car, shall be hinged on a line not less than eight (8) inches nor more than twelve (12) inches back from the edge of the landing, and the hinged section shall be self-closing.

Rule 30. Space Between Saddles and Car. In future installations there shall be not more than one and one-quarter inch, nor less than three-quarters of an inch space between the floor of the car and the floor saddles, and where the saddles project into the shaft the same shall be properly bevelled on the underside at an angle of not less than sixty degrees to the horizontal.

Rule 31. Lights. In existing and future installations the cars of all elevators shall be properly lighted at all times when in service.

Rule 32. Guide Rails. In future installations, guide rails for both car and counterweights of all elevators (except dumbwaiters, and hand-power elevators with a rise of thirty-five feet or less) shall be of iron or steel. They shall be fastened to the sides of the shaft with wrought or cast iron brackets of such strength and design and so spaced that the guide rails and their fastenings shall be able to safely withstand the application of the safety when stopping a fully loaded car under test. For elevators requiring safeties, the guiding surfaces of the car guides shall be finished smooth and joints shall be tongued and grooved or dowelled, and rails shall extend to the level of or above the overhead beams and shall be bottomed on a suitable support.

The weights of steel or iron guide rails shall be not less than given in the following table:

WEIGHT OF GUIDE RAILS PER LINEAL FOOT

Total Weight of Car and Live Load, or Weight of Counterweight	Weight of Car Guide Rails		Weight of Counterweight Guide Rails	
	With Safeties.	Without Safeties.	With Safeties.	Without Safeties.
0-4000 lbs.	$7\frac{1}{2}$	$7\frac{1}{2}$	$7\frac{1}{2}$	$6\frac{1}{2}$
4001-15000 "	14	14	14	$7\frac{1}{2}$
15001-40000 "	30	30	30	$7\frac{1}{2}$

Rule 33. Ropes. In future installations, all elevator (except dumbwaiters) shall have not less than two ropes independently connected to the car and to each set of counterweights. In drum type machines, the lifting and counterweight ropes shall have at least one full turn of the rope on the drum when they have reached the limit of travel. Every rope hereafter used shall have a factor of safety of not less than six for freight elevators, and not less than eight for passenger elevators. The diameter of any hoist or counterweight rope hereafter installed (except for hand-power elevators and sidewalk type elevators) shall be not more than one-fortieth ($1/40$) of the diameter of any sheave or drum over which it passes. All ropes used in the operation of elevators shall be of steel, iron or marlin covered steel. Ropes of other material than metal may be used as hand ropes and brake ropes in hand power elevators or as centering ropes in power driven elevator with hand rope control. Where overhead machines are used, equalizer arms will be permitted on the car and counterweights. Nothing in this rule shall prohibit the use of chains on sidewalk elevators instead of ropes.

Rule 34. Auxiliary Freight Compartments. In future installations no elevator shall be permitted to have attached above, below or on the side of the car a freight compartment or similar device.

In existing installations, entrances to freight compartments shall be protected by folding gates, as required for passenger elevators, and so arranged that the elevator cannot be operated until the gate is closed.

Rule 35. Overhead Gratings. In every elevator shaft (except existing elevator shafts, dumbwaiter shafts or the shafts of sidewalk elevators outside the building line) immediately under the sheaves at the top of the shaft, or when the machine is located at the top of the shaft, at the level of the top of the machine beams, there shall be provided and placed in a substantial grating of iron or steel capable of sustaining not less than seventy-five pounds per square foot. No two members of such grating shall be spaced more than one and one-half inches apart. When such grating does not extend over the entire area of the shaft, the open edges shall be protected by substantial screened railings not less than three feet high. Every such grating shall extend at least two and one-half feet beyond the general contour of the sheaves or machinery. Deflecting sheaves extending below the machine level, or hoist and counterweight sheaves located at the sides of the shaft, shall be protected by gratings or cradles of a construction similar to that required for the gratings. Fireproof floor construction shall be accepted as the equivalent of the gratings.

Nothing in this rule shall prevent the placing of a trap door in such a grating where other suitable access cannot be had.

Any grating hereafter placed in an existing elevator shaft shall conform to the requirements of this rule.

Rule 36. Elevator Pit. In every elevator shaft hereafter constructed (except shafts for dumbwaiters, for sidewalk elevators and for hand-power elevators with a rise of less than thirty-five feet), the distance from the floor saddle of the lowest landing to the bottom of the pit shall not be less than four feet when the speed does not exceed two hundred and fifty feet per minute, not less than

RULES

ve feet when the speed exceeds two hundred and fifty but does not exceed four hundred feet per minute, and not less than six feet when the speed exceeds four hundred feet per minute, and in no case shall there be less than two feet in the clear between the bottom of the pit and the lowest point of the underside of the car floor framing when the car is at the lowest possible position. In the case of power-driven sidewalk type elevators, the clear space between the bottom of the pit and underside of the car floor structure shall be not less than six inches. The pits herein required at the bottom of elevator shafts shall not be used for piping, machinery, or for any purpose not required for the elevator equipment; but this shall not prevent the encroachment upon such pits, in the case of new elevators installed in existing buildings, of the foundations of bearing walls and columns to an extent not exceeding twenty-five per cent. of the area of the pit.

Rule 37. Overhead Clearance for Cars. For all elevator shafts hereafter installed (except shafts for sidewalk type elevators) there shall be provided a sufficient clear space, when the car is at the top landing, to allow a run-by of not less than two feet for elevators having a speed not exceeding one hundred feet per minute, not less than three feet for elevators having a speed exceeding one hundred feet per minute and not exceeding three hundred and fifty feet per minute, and not less than five feet for elevators having a speed exceeding three hundred and fifty feet per minute.

Rule 38. Overhead Clearance for Counterweights. In future installations there shall be provided in all elevator shafts a sufficient clear space when the car has completely compressed the pit buffers to allow of a run-by of the counterweight of not less than two (2) feet for traction and hydraulic type elevators, and not less than three (3) feet for drum type elevators.

Rule 39. Machinery Room. All parts of the elevator machinery for power-driven elevators shall be properly enclosed, and suitable light provided. In buildings hereafter

erected free and safe access must be provided to all parts of the elevator machinery, and there shall be not less than twelve (12) inches clearance at limit stop devices on machine and outboard bearings of motor. In future installations in existing buildings, such clearance shall be provided as deemed necessary by the superintendent of buildings, but need not exceed that specified for buildings hereafter erected. When the machine is located at the bottom of the shaft, it shall be protected with a substantial pit pan.

Rule 40. Speed. The speed of all power-driven elevators shall not exceed seven hundred feet per minute.

Rule 41. Buffers. In future installations for all power-driven elevators (except sidewalk type elevators) there shall be provided substantial spring buffers, pneumatic buffers, or oil buffers for the car and counterweights provided that for the cars and counterweights of all elevators having speeds of more than three hundred and fifty feet per minute, substantial oil buffers shall be installed.

Rule 42. Supporting Beams. Supporting beams hereafter installed for elevator sheaves or machinery (except in dumbwaiter shafts) shall be of iron or steel.

Rule 43. Determination of Questions. When any existing installation for either passenger or freight service is deemed by the Superintendent of Buildings to be in an unsafe or dangerous condition it shall be made safe in such manner as he shall prescribe, and all defective parts necessary of replacement shall conform, in so far as possible, with the rules governing future installations.

Where there are practical difficulties in the way of carrying out the strict letter of the foregoing rules, the Superintendent of Buildings shall have power to vary their provisions so that the spirit of the law shall be observed and public safety secured and substantial justice done, provided that whenever such variations are granted by a superintendent of buildings it shall be indorsed in writing upon the permit over the signature of such superintendent.

RULES

COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

Resolved Resolution Adopted by the Board of Appeals, March 16, 1920, Under Cal. No. 549-17-BZ

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office. The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	2
		Dismissed	2
		Denied	3
Cases filed up to February 15, 1928.....	141	Granted	
		Granted on condition.....	8
		Appliances approved.....	
Restored to calendar.....	14	Appliances dismissed, disapproved or withdrawn.....	
		Rules approved.....	
		Rules disapproved or rescinded.....	
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	37	Requests to reopen granted.....	3
Requests to amend.....	7	Requests to reopen denied.....	
Requests for modification.....	4	Requests to amend granted.....	
Requests to rescind.....	1	Requests to amend denied.....	
Requests for extension of time.....	11	Requests for modification granted.....	
Requests for extension of permit.....	0	Requests for modification denied.....	
Requests for mechanical installations.....	0	Requests to rescind granted.....	
Requests for approval of plans.....	2	Requests to rescind denied.....	
Administrative requests.....	0	Requests for extension of time granted.....	1
Requests for interpretation.....	1	Requests for extension of time denied.....	
Total	887	Requests for extension of permit granted.....	
Disposed of.....	242	Requests for extension of permit denied.....	
Cases pending February 15, 1928.....	645	Requests to install granted.....	
		Requests to install denied.....	
		Plans approved.....	
		Plans disapproved.....	
		Administrative requests granted.....	
		Administrative requests denied or withdrawn.....	
		Interpretations	
		Requests withdrawn or dismissed.....	
		Total	24

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plan and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN OF THE BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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FEBRUARY 28, 1928

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No. 9

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

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OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, February 21, 1928, at 10 a. m.

Minutes of Regular Meeting, February 21, 1928, at 2 p. m.

Notice of Public Hearing.

Rules of Procedure.

Elevator Rules.

Community Laundries, Rules.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, February 28, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, March 6, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to February 22, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
152-28-S.....	B.B.M....	1384-1388 Broadway, Man., N. B. 49-1928
151-28-S.....	F.D.....	2-10 S. 2nd st., Bklyn., Alt. 986-27
150-28-BZ.....	B.B.Bx....	850 E. 221st st., Bx., Decision of Supt. of Bldgs.
149-28-BZ.....	F.D.....	261 Potter ave., Astoria, Q., Alt. 4394-27
148-28-A.....	F.D.....	8 E. 14th st. & 1-3 E. 13th st., Man., F-30966
147-28-S.....	B.B.M....	128-134 W. 30th st., Man., Decision of Supt. of Bldgs.
146-28-BZ.....	B.B.B....	1416-1420 Kings Highway, Bklyn., Applic. 1308-28
145-28-BZ.....	B.B.Q....	35 Avery ave., Flushing, Q., N. B. 247-28
144-28-BZ.....	B.B.B....	348-358 Empire blvd., Bklyn., Applic. 23880-27
143-28-A.....	F.D.....	96-98 Liberty st., Man., L. F. 6153
142-28-A.....	F.D.....	36-42 W. 47th st., Man., L. C. 41161

Restored to Calendar.

639-27-SR.....	B.B.M....	Testing Combustibility of Wood Flooring, Rules.
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CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, FEBRUARY 28, 1928, AT 2 P. M.

Building Zone Cases.

1074-27-BZ.	APPLICANT—John J. Dunnigan, for Gutttag Brothers Realty Co., Inc., owner.
	PREMISES—585 St. Ann's avenue, northwest corner of East 150th street, The Bronx.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the erection and maintenance of a gasoline service station.
1091-27-BZ.	APPLICANT—McCooey & Conroy, substituted for Jacob Govern, for Jakmore Realty Corp., owner.
	PREMISES—251-259 79th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1115-27-BZ.
APPLICANT—Louis A. Sheinart, for Cantel Realty Corp. owner.
PREMISES—South side of West 233rd street, 171 ft. west of Albany Crescent, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1119-27-BZ.
APPLICANT—Max Feigenbaum, owner.
PREMISES—North side of Metropolitan avenue, 20.68 ft. east of Cuthbert place, Richmond Hill, Borough of Queens.
APPLICATION, under sections 7e and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1123-27-BZ.
APPLICANT—William Meyer, owner.
PREMISES—Northwest corner of Central avenue and Meade street (68th street), Ridgewood, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a building to be used for stores on the first story and as dwellings above.

1067-27-BZ.
APPLICANT—Philip J. Sinnott, for Glenhall Realty Co., Inc., owner.
PREMISES—Northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

33-28-BZ.
APPLICANT—William F. Doyle, for L. Haas Realty Corp., owner.
PREMISES—1367 Macombs road, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the alteration and change of occupancy from a garage for the storage of five (5) motor vehicles to a motor vehicle repair shop.

1102-27-BZ.
APPLICANT—Philip J. Sinnott, for Bon Ton Holding Corp., owner.
PREMISES—West side of Broadway, 150 ft. south of West 240th street, The Bronx.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

CALENDAR

1112-27-BZ.

APPLICANT—Jacob Lubroth, Inc., for Louis Hernstat, owner.

PREMISES—1888 54th street, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension to an existing building for store occupancy.

1129-27-BZ.

APPLICANT—Audrey Holding Corp., owner.

PREMISES—65-75 St. Nicholas place, northwest corner of West 153rd street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house with store occupancy in the basement story.

1207-27-BZ.

APPLICANT—Henry C. Pelton, for John D. Rockefeller, Jr., owner.

PREMISES—680-684 Fifth avenue, Manhattan.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of an extension to an existing business building.

FEBRUARY 28, 1928, 10 A. M.

Appeals from Administrative Orders.

1082-27-A—80 39th street, Building No. 23 (sixth and seventh floors), Brooklyn.

1095-27-A—705-713 Fifth avenue and 3-5 East 55th street, Manhattan.

1096-27-A—516-530 West 20th street, Manhattan.

983-27-A—East side of Boscobel avenue, 179.66 ft. north of East 169th street, The Bronx.

932-27-A—232 Greenwich street, Manhattan.

973-27-A—33-35 Grand street, Brooklyn.

1044-27-A—700 Mott avenue, The Bronx.

1046-27-A—14 Jay street, Manhattan.

1052-27-A—1672-1678 Broadway, Manhattan.

1099-27-A—First street, bounded by Second street, Bond street and Gowanus Canal, Brooklyn.

1213-27-A—108-116 Lorraine st., Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, February 28, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 105-27-BZ—Application, February 1, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Sobol Brothers, owners, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 301-303 Mulberry street, Manhattan.

CAL. NO. 906-27-BZ—Application, August 9, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Walter J. M. Donovan, owner,

to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously withdrawn); premises 3803-3809 Tenth avenue and 440-446 West 204th street, southeast corner, Manhattan.

CAL. NO. 956-27-BZ—Application, August 26, 1927, under section 21 of the building zone resolution, of Henry R. Mygatt, applicant, on behalf of Stanley Murray, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Jerome avenue, 105.34 ft. north of East 172nd street. The Bronx.

CAL. NO. 1025-27-BZ—Application, September 19, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Oppenheim, Michelson & Zamore Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Avenue U and Brigham street, Brooklyn.

CAL. NO. 1050-27-BZ—Application, September 26, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of S. S. Kresge Co., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a building occupied in part for business purposes; premises 2125 86th street, Brooklyn.

CAL. NO. 1079-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Repp Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Utica avenue and Avenue O, Brooklyn.

CAL. NO. 282-27-BZ—Application, March 17, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, substituted for William F. Doyle, on behalf of Wezco Realty Corp., owner, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles and the installation of a gasoline service station (previously withdrawn); premises 200-208 East 111th street and 2013-2025 Third avenue, southeast corner, Manhattan.

CAL. NO. 689-27-BZ—Application, June 15, 1927, under section 21 of the building zone resolution, of Peter M. Coco, applicant, on behalf of Orlando Vecchione, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises junction of Kissena boulevard and Colden avenue, Flushing, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

CALENDAR

FEBRUARY 28, 1928, 2 P. M.

Petitions for Variations.

- 609-27-S—243-249 West 67th street, Manhattan.
 990-27-S—225-235 West 37th street (12th floor), Manhattan.
 991-27-S—225-235 West 37th street (9th floor, front), Manhattan.
 992-27-S—225-235 West 37th street (7th floor), Manhattan.
 993-27-S—225-235 West 37th street (5th floor), Manhattan.
 994-27-S—225-235 West 37th street (8th floor), Manhattan.
 995-27-S—225-235 West 37th street (15th floor), Manhattan.
 996-27-S—225-235 West 37th street (4th floor, front), Manhattan.
 998-27-S—225-235 West 37th street (3rd floor), Manhattan.
 999-27-S—225-235 West 37th street (6th floor, front), Manhattan.
 502-27-S—16-24 West 47th street, Manhattan.
 740-27-S—513-515 Flushing avenue, Brooklyn.
 1049-27-S—700 Mott avenue, The Bronx.
 769-27-S—232-236 East 40th street, Manhattan.
 930-27-S—247-263 West 37th street (11th floor), Manhattan.
 931-27-S—247-263 West 37th street (12th floor), Manhattan.

Appliances Submitted for Approval.

- 1076-27-SA—Ford Automatic Pressure Regulating Valve, approval of.
 111-26-SA—Gem Oil Burner, approval of.
 792-26-SA—North American Low Pressure Oil Burner, approval of.
 88-27-SA—Hauck Venturi Low Pressure Oil Burner, approval of.
 481-27-SA—Eisler Automatic Oil Burner, approval of.
 1149-27-SA—Enterprise Rotary Fuel Oil Burner, approval of.
 11-28-SA—Enterprise Oil Pump Set, approval of.
 651-27-SA—The S. & G. Panic Lock, approval of.
 698-27-SA—Everite Oil Burner, approval of.

FRIDAY, MARCH 2, 1928, AT 2 P. M.

SPECIAL MEETING.

Rules.

- 281-22-SR—"Standpipe"—"Fire Lines," amendments to.

CALL OF CLERK'S CALENDAR

TUESDAY, MARCH 6, 1928, AT 2 P. M.

Building Zone Cases.

- 1016-27-BZ.
 APPLICANT—Arthur B. Daub, for Max Daub, owner.
 PREMISES—Southeast corner of Walker boulevard and Outerbridge avenue, Arthur Kill, Borough of Richmond.
 APPLICATION, under sections 7g and 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1068-27-BZ.

APPLICANT—Edward P. Doyle, for Livia M. Pepe, owner.

PREMISES—124 Waverly place, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of an existing building occupied on the basement story as a French dry cleaning, dyeing and pressing business and as dwellings above.

1069-27-BZ.

APPLICANT—Daniel J. Iulo, for Waglan Realty Corp., owner.

PREMISES—6702-6710 New Utrecht avenue and 6701-6709 15th avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy of an existing business building to a chicken slaughter house.

1126-27-BZ.

APPLICANT—Edward Hoffman, for Pauline Brickman, owner.

PREMISES—1781 Hilder avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

879-27-BZ.

APPLICANT—Philip Steigman, for Norman Gotlieb and Nathan Freschling, owners.

PREMISES—5901-5905 22nd avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a gasoline service station.

1065-27-BZ.

APPLICANT—David Kaufman, for Rose B. Capone, owner.

PREMISES—22-76 Sixth avenue, Astoria, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1081-27-BZ.

APPLICANT—McCooley & Conroy, substituted for Henry Felsenstein, for William T. Parker and Margaret Parker Bracken, owners.

PREMISES—2042-2044 Ocean avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence and "C" area district the alteration and extension in height and area of an existing garage for the storage of more than five (5) motor vehicles; also the omission of the rear yard required under the zone resolution.

1101-27-BZ.

APPLICANT—Gardiner Conroy, for Max Silverman, owner.

PREMISES—5702-5712 Church avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

936-27-BZ.

APPLICANT—Philip J. Sinnott, for Benjamin Siegel, owner.

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PREMISES—Southwest corner of Fiske avenue and Queens boulevard, Winfield, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1063-27-BZ.

APPLICANT—Emil Guterman, for Henry C. Karpen, owner.

PREMISES—14912 North Conduit boulevard, northwest corner of Three Mile Mill road (150th street), Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

MARCH 6, 1928, 10 A. M.

Appeals from Administrative Orders.

1110-27-A—225-235 25th street, Brooklyn.

1116-27-A—13-17 Forrest street, Brooklyn.

1117-27-A—25 Forrest street, Brooklyn.

1131-27-A—135-139 West 36th street, Manhattan.

1077-27-A—3 East 61st street, Manhattan.

694-27-A—217-221 Main street, Tottenville, Borough of Richmond.

768-27-A—232-236 East 40th street, Manhattan.

1070-27-A—West side of West avenue, from 8th to 10th streets, Long Island City, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 6, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1027-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of G. & K. Investing Corp., owner, to permit in a residence district the erection and maintenance of a business building (stores); premises east side of Bailey avenue, 153.03 ft. north of Albany Crescent, The Bronx.

CAL. NO. 1051-27-BZ—Application, September 26, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Rutland Parkway, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 724-740 Ralph avenue, northwest corner of East 98th street, Brooklyn.

CAL. NO. 1305-25-BZ—Application, December 16, 1925, under sections 7e and 21 of the building zone resolution, of Harry Landy, applicant, on behalf of Love Lane Garage Corp., owner (for amendment and modification of the previous resolution), to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles; premises 46-50 Love lane, northwest corner of College place, Brooklyn.

CAL. NO. 984-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of T. & R. Construction Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of West 167th street and Sedgwick avenue, The Bronx.

CAL. NO. 1000-27-BZ—Application, September 12, 1927, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Patrick B. Noone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Woodhaven boulevard and 158th avenue, Aqueduct, Borough of Queens.

CAL. NO. 947-27-BZ—Application, August 24, 1927, under section 21 of the building zone resolution, of Joseph A. Walsh, applicant, on behalf of Louis Berkwit, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of White Plains road, 50 ft. south of Mace avenue, The Bronx.

CAL. NO. 1003-27-BZ—Application, September 12, 1927, under sections 7c and 21 of the building zone resolution, of Bennett & Koepfel, applicants, on behalf of J. W. Sands Realty Corp., owner, to permit in a residence district, extending from a business district, the erection and maintenance of an apartment house with store occupancy on the first story; premises 6913-6921 Fourth avenue, Brooklyn.

CAL. NO. 1109-27-BZ—Application, October 13, 1927, under section 21 of the building zone resolution, of Lillian R. Walker, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises east side of Woodhaven boulevard, 100.64 ft. south of Liberty avenue, Woodhaven, Borough of Queens.

CAL. NO. 523-27-BZ—Application, May 11, 1927, under section 21 of the building zone resolution, of Peter M. Coco, applicant, on behalf of Isidore Zuckerman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises easterly junction of 46th road, 189th street and Hollis Court boulevard, Flushing, Borough of Queens.

CAL. NO. 540-27-BZ—Application, May 16, 1927, under sections 7g and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Abraham Goldinger, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises 725-727 Bedford avenue, southeast corner of Flushing avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

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MARCH 6, 1928, 2 P. M.

Petitions for Variations.

- 861-27-S—611-621 Fifth avenue, 1-7 East 49th street and 28 East 50th street, Manhattan.
 978-27-S—27 East Broadway, Manhattan.
 989-27-S—1385-1391 Broadway and 132-142 West 38th street, Manhattan.
 1017-27-S—20-22 West 57th street, Manhattan.
 940-27-S—2035 Second avenue, Manhattan.
 1064-27-S—242 West 27th street, Manhattan.
 1066-27-S—20 East 56th street, Manhattan.
 1396-22-S—127-129 West 125th street, Manhattan.
 1097-27-S—Southeast corner of Harris avenue and William street, Long Island City, Borough of Queens.
 1098-27-S—37-43 West 26th street, Manhattan.
 1120-27-S—278-290 Avenue C and 701-729 East 16th street, Manhattan.
 1132-27-S—578 Madison avenue and 24-26 East 57th street, Manhattan.
 891-27-S—31-37 East 31st street, Manhattan.
 964-27-S—14-16 East 38th street (fifth floor), Manhattan.
 1010-27-S—129-133 West 20th street, Manhattan.
 1055-27-S—452-456 West 55th street, Manhattan.
 1114-27-S—810 Broadway, Manhattan.
 1296-27-S—38-40 West 48th street, Manhattan.

Appliance Submitted for Approval.

- 1071-27-SA—New Process Oil Burner, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, MARCH 13, 1928, AT 2 P. M.

Building Zone Cases.

- 979-27-BZ.
 APPLICANT—Gardiner Conroy, for Tony Trifrio, owner.
 PREMISES—949 Liberty avenue, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.
 1019-27-BZ.
 APPLICANT—William E. Kennedy, for McBrearty Building Co., Inc., owner.
 PREMISES—Southeast corner of Colfax avenue and 111th road, Bellaire, Borough of Queens.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a residence district the erection and maintenance of a building for store occupancy on the first story.
 1121-27-BZ.
 APPLICANT—Joseph Parisi, for Mary Steyn and Minnie Jay, owners.
 PREMISES—388-390 East 201st street, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a residence district the erection and maintenance of a business building (stores).
 1141-27-BZ.
 APPLICANT—Philip J. Sinnott, for Harsing Realty Corp., owner.
 PREMISES—1575 Grand Concourse, southwest corner of Mount Eden avenue, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution,
 TO PERMIT in a residence district, extending from a business district, the alteration and change of occupancy in part of basement for store purposes.

1148-27-BZ.

APPLICANT—Philip J. Sinnott, for Arrowlene, Inc., owner.

PREMISES—Southeast corner of Franklin avenue and Atlantic avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1061-27-BZ.

APPLICANT—Thomas D. La Colla, for Elizabeth Warms, owner.

PREMISES—103-12 Gilbert street (170th street) and 502 South street (Liberty avenue), Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

MARCH 13, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1047-27-A—38 Pine street, Manhattan.
 1072-27-A—243 West 34th street, Manhattan.
 1080-27-A—377-379 Broadway and 59-61 White street, Manhattan.
 1127-27-A—135 West 42nd street, Manhattan.
 1113-27-A—1440 Broadway, Manhattan.
 131-28-A—149 Ashland place, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 13, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 937-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Abraham Linsky, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5338-5342 Kings Highway, northwest corner of Farra-gut road, Brooklyn.

CAL. NO. 961-27-BZ—Application, August 30, 1927, under sections 7c and 21 of the building zone resolution, of The New York Edison Co., applicant and owner, to permit in a residence district the alteration and extension to an existing transforming and electrical distributing station; premises 148-148½ East 40th street and 151-153 East 39th street, Manhattan.

CAL. NO. 1018-27-BZ—Application, September 17, 1927, under section 21 of the building zone resolution, of Charles Pfeifer and Meta Frese, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service sta-

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tion; premises 2560 Coney Island avenue and 827 Gravesend Neck road, northwest corner, Brooklyn.

CAL. NO. 1024-27-BZ—Application, September 19, 1927, under sections 7g and 21 of the building zone resolution, of I. L. Crausman, applicant, on behalf of 174th Street and Jerome Avenue Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1650-1664 Jerome avenue and 1-9 East 174th street, northeast corner, The Bronx.

CAL. NO. 524-27-BZ—Application, May 11, 1927, under section 21 of the building zone resolution, of Peter M. Coco, applicant, on behalf of Isidore Tannenbaum, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises junction of Rocky Hill road and 47th avenue, 57.67 ft. west of 202nd street, Flushing, Borough of Queens.

CAL. NO. 885-27-BZ—Application, August 4, 1927, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Eugene M. McCauliff, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2722-2728 Bailey avenue, The Bronx.

CAL. NO. 688-27-BZ—Application, June 15, 1927, under section 21 of the building zone resolution, of Peter M. Coco, applicant, on behalf of Russell Gasero, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Northern boulevard and 239th street, Douglaston, Borough of Queens.

CAL. NO. 787-27-BZ—Application, July 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, substituted for Louis A. Sheinart, on behalf of Edis Realty Co., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station (previously denied); premises northeast corner of Bay Ridge avenue and Shore road, Brooklyn.

CAL. NO. 1042-27-BZ—Application, September 23, 1927, under sections 7e and 21 of the building zone resolution, of Kavy & Kavovitt, applicants, on behalf of Ely Horlick, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 219-221 Frost street, Brooklyn.

CAL. NO. 1053-27-BZ—Application, September 26, 1927, under sections 7a and 21 of the building zone resolution, of William F. Doyle, applicant, substituted for Henry J. Nurick, on behalf of Clarog Holding Corp.,

owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 665-667 Rogers avenue and 208-222 Clarkson avenue, southeast corner, Brooklyn.

CAL. NO. 510-27-BZ—Application, May 9, 1927, under sections 7g and 21 of the building zone resolution, of McCooley & Conroy, applicants, substituted for Philip J. Sinnott, on behalf of Alden Terrace Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

MARCH 13, 1928, 2 P. M.

Petitions for Variations.

884-27-S—1926-1932 Broadway, Manhattan.

916-27-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.

982-27-S—76-78 Varick street and 9 Grand street, Manhattan.

1001-27-S—154 East 23rd street, Manhattan.

1073-27-S—211 Himrod street, Brooklyn.

1104-27-S—7 West 31st street, Manhattan.

1108-27-S—47-51 Pike street, Manhattan.

1124-27-S—248½-250 West 40th street, Manhattan.

632-27-S—303-305 Fifth avenue, Manhattan.

1036-27-S—208-212 West 76th street, Manhattan.

Appliance Submitted for Approval.

955-27-SA—Cook's Automatic Oil Burner, approval of.

Rules.

639-27-SR—Rules for Testing of Fireproof Wood, Amendments to.

MARCH 20, 1928, 10 A. M.

Appeals from Administrative Orders.

1043-27-A—1041-1053 Webster avenue, The Bronx.

1059-27-A—99-117 North 11th street, 124-142 North 12th street and 36-48 Berry street, Brooklyn.

1086-27-A—101 Park avenue, Manhattan.

1087-27-A—424-442 Lexington avenue, Manhattan.

1088-27-A—689-691 Fifth avenue and 1 East 54th street, Manhattan.

1089-27-A—1 Park avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 20, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 913-27-BZ—Application, August 13, 1927, under section 21 of the building zone resolution, of Charles Klenk, applicant, on behalf of Arthur Bucher, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Fairview avenue and Forest avenue, Ridgewood, Borough of Queens.

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CAL. NO. 938-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Danclare Holding Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2388-2394 Ryer avenue, The Bronx.

CAL. NO. 980-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Liberty Heights Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Cooper avenue and Cypress avenue, Cypress Hills, Borough of Queens.

CAL. NO. 1013-27-BZ—Application, September 16, 1927, under section 21 of the building zone resolution, of John F. Buchan, applicant, on behalf of Ralph Ferrara, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8159-8167 Liberty avenue, Woodhaven, Borough of Queens.

CAL. NO. 958-27-BZ—Application, August 27, 1927, under sections 7e and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Elias Burak, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station; premises 509 Leonard street and 285-295 Driggs avenue, southwest corner, Brooklyn.

CAL. NO. 952-27-BZ—Application, August 26, 1927, under section 21 of the building zone resolution, of Charles Martens, applicant, on behalf of Leah K. Kosower and Rosie Glickman, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 1784-1786 81st street and 8102-8104 18th avenue, southwest corner, Brooklyn.

CAL. NO. 962-27-BZ—Application, August 30, 1927, under section 21 of the building zone resolution, of Charles E. Heydt, applicant, on behalf of 730 West End Avenue Corp., owner, to permit in a residence district the erection of a one-story extension, also the alteration and change of the cellar living apartment for store purposes; premises 739 West End avenue and 301 West 96th street, northwest corner, Manhattan.

CAL. NO. 963-27-BZ—Application, August 31, 1927, under section 7b of the building zone resolution, of W. T. McCarthy, applicant, on behalf of James McLaren, owner, to permit in a residence district, extending from a business district, the erection and maintenance of a building to be used for store purposes; premises 867 Union street, Brooklyn.

CAL. NO. 976-27-BZ—Application, September 6, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on

behalf of McMahon Brothers, owners, to permit, partly in a business district and partly in a residence district, the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles; premises southwest corner of Queens boulevard and Devon place, Forest Hills, Borough of Queens.

CAL. NO. 1007-27-BZ—Application, September 13, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Emma C. Rivers, owner, to permit in a residence district the erection and maintenance of an apartment house with store occupancy on the first story; premises 69-73 East 16th street and 1601-1611 Church avenue, northeast corner, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MARCH 20, 1928, 2 P. M.

Petitions for Variations.

1035-27-S—431-433 Southern boulevard, The Bronx.

1130-27-S—13-15 West 20th street, Manhattan.

1138-27-S—99-101 Walker street and 101-105 Lafayette street, Manhattan.

Appliances Submitted for Approval.

1151-27-SA—Allen 2½ Inch Angle Valve, approval of.

1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.

1290-27-SA—Edwards Tank Sentinel, approval of.

MARCH 27, 1928, 10 A. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 27, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 855-27-BZ—Application, July 26, 1927, under section 21 of the building zone resolution, of Harry H. Holler, applicant, on behalf of Anna C. Bingler, owner (Certified Gas Stations, Inc., lessee), to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone

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resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 926-27-BZ—Application, August 17, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Goldix Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1440 Sedgiwck avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

APRIL 3, 1928, 10 A. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 3, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 895-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on be-

half of Macombs Realty Corp., owner, to permit in a residence district the alteration and conversion of occupancy of the first story of an existing apartment house from residence to business use (stores); premises 65 Featherbed lane, northwest corner of Macombs road, The Bronx.

CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Inc., owner (for amendment and modification of the previous resolution), to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

CAL. NO. 1028-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Max Weinstein, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of White Plains road, 130.26 ft. south of Sagamore street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 21, 1928.

Present: Commissioner Connell, Acting Chairman; Commissioners Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, February 14, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, February 14, 1928, were approved as printed in the Bulletin, No. 8, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS.

1282-27-A.

APPELLANT—Socony Burner Corp., for Standard Oil Company of New York, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—525 East 119th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Acting Chairman read request to withdraw. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Negative	0
Absent: Chairman Walsh.....	1

1278-27-A.

APPELLANT—Socony Burner Corp., for H. L. Pratt, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—1027 Fifth avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Acting Chairman read request to withdraw. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Negative	0
Absent: Chairman Walsh.....	1

969-27-A.

APPELLANT—Cornell Utilities Co., Inc., for J. Hamburger Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—227-228 West street, Manhattan.

APPEARANCES—

For Appellant: William Porter.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Holland.....	1
Negative: Acting Chairman Connell, Commissioner Guilfoyle and Chief Kenlon.....	3
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(969-27-A)

WHEREAS, Cornell Utilities Co., Inc., for J. Hamburger Co., Inc., owner, filed, September 1, 1927, an appeal from an order of the fire commissioner, affecting premises 227-228 West street, Borough of Manhattan; and

MINUTES

WHEREAS, the order of the fire commissioner, dated August 10, 1927 (Order No. 39345-LC), reads:

"1. Separate boiler room from remainder of building as shown on approved plan No. 4273-26, Rule 33 of the Fuel Oil Rules.";

and
WHEREAS, the building is fireproof, three stories in height, 50 ft. by 85 ft. in area; OCCUPIED: 1st story, provision market, 10 persons; 2nd story, offices, 10 persons; 3rd story, offices, 5 persons; a fuel oil burning system having been installed consisting of a 1,080-gallon storage tank connected by necessary piping and valves to a Nokol Oil Burner located in the cellar, using Grade B fuel oil; and

WHEREAS, the appellant has filed plans showing the boiler room (where the burner is located), enclosed in fireproof partitions with two fireproof, self-closing doors opening to other parts of the cellar; furthermore, the appellant proposes to install an engineer's ladder in the front area leading to the sidewalk on West street.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

928-27-A.

APPELLANT—Hotel Monticello, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—35-37 West 64th street, Manhattan.

APPEARANCES—

For Appellant: James A. Dilkes and John A. Jepson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(928-27-A)

WHEREAS, Hotel Monticello, Inc., owner, filed, August 18, 1927, an appeal from an order of the fire commissioner, affecting premises 35-37 West 64th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 4, 1927 (Order No. 9688-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will not be less than 20 ft. above the roof level. Sec. 20, Ch. 12, Code of Ordinances.";

and

WHEREAS, the building is fireproof, nine stories (104 ft. to roof of pent house) in height, 50 ft. by 90 ft. in area; OCCUPIED as a hotel and restaurant for guests; and

WHEREAS, appellant contends that there is a four-inch standpipe in the building having 50 ft. of standard hose at the outlet on each story, including the cellar and pent house; that the system is fed from three 600-gallon tanks located 2 ft. 3 in. above the main roof of the building; and that the water in said tanks is supplied by a steam pump and by an automatic electric pump, connected with a two-inch filling pipe and proposes to install another electric pump of adequate capacity, directly connected with the standpipe.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that one tank with a capacity of not more than 1,300 gallons shall be reserved solely for the standpipe supply and that the standpipe system shall comply

with the rules of the board of standards and appeals in all other respects.

927-27-A.

APPELLANT—Turner Construction Co., for King Charlton Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.
PREMISES AFFECTED—346-364 Hudson street, 88-98 King street and 79-89 Charlton street, Manhattan.

APPEARANCES—

For Appellant: John R. Voorhees.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(927-27-A)

WHEREAS, Turner Construction Co., for King Charlton Corp., owner, filed, August 18, 1927, an appeal from a decision of the fire commissioner, affecting premises 346-364 Hudson street, 88-98 King street and 79-89 Charlton street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated May 11, 1927 (Plan No. 4382-26), reads:

"2. As a 30,000 gallon gravity tank is to be installed, an approval of Board of Standards and Appeals must be secured for same.";

and

WHEREAS, the building is fireproof, eight stories (111 ft.) in height, 201 ft. 8 in. by 150 ft. in area; OCCUPIED: basement, 1st and 2nd stories, newspaper printing; 3rd to 8th stories, inclusive, printing and allied trades, approximately 193 persons per story; and

WHEREAS, it is proposed to erect a 30,000-gallon capacity gravity tank for the sprinkler system 25 ft. above the roof of the building; and

WHEREAS, appellant contends that the sprinkler system averages 303 heads per fire area; that in accordance with the sprinkler rules a 30,300-gallons capacity tank is required; that the entire supply is stored in one tank on account of architectural appearance and simplification of maintenance and piping and contends, further, that plans for the structural parts of the building, carrying this equipment, have been approved by the building department.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the sprinkler system shall comply with the rules of the board of standards and appeals in all other respects.

1078-27-A.

APPELLANT—410 West 207th Street Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—408-410 West 207th street, Manhattan.

APPEARANCES—

For Appellant: D. L. Dean and Allan M. Johnston.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

MINUTES

THE RESOLUTION—

(1078-27-A)

WHEREAS, 410 West 207th Street Corp. filed, October 1, 1927, an appeal from an order of the fire commissioner, affecting premises 408-410 West 207th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 7, 1927 (Order No. 39584-LC), reads:

"You are hereby ordered and required to:

"1. Remove all liquefied chlorine from the premises."

WHEREAS, the building is fireproof, four stories in height, 75 ft. by 90 ft. in area (also a water pool adjoining at west side); OCCUPIED as a bath house: 1st story, chlorinator and lockers, 150 persons; 2nd story, office and restaurant, 150 persons; 3rd story, lockers, 150 persons; 4th story, resting space; located partly in a business district and partly in a residence district; and

WHEREAS, the appellant proposes to store 150 pounds of chlorine in a special apparatus constructed for the purpose, enclosed in an air-tight compartment located on the first story and vented to the outer air, for the proper sterilization of water used in the bathing pool; and

WHEREAS, the appellant contends that this method of sterilization is essential to the business and used in a considerable number of pools within and also outside the City of New York.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that not more than forty pounds of chlorine shall be installed on the premises at one time in two twenty-pound metal containers, one container to be held in reserve and only one container to be at work at any one time; that the two chlorine containers and the apparatus to operate same shall be installed in a fireproof enclosure, vented to the outer air, with a sprinkler head in the enclosure and a remote control valve on the outside of the fireproof room.

1107-27-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for C. L. G. Hotel, Inc., lessee.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—123-129 West 44th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1107-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Harry Hirschfeld, owner, filed, October 11, 1927, an appeal from an order of the fire commissioner, affecting premises 123-129 West 44th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, undated (Order No. 24314-F), reads:

"1. Raise standpipe tank to at least 20 feet above top story hose outlet. Sections 580 and 581, Art. 28, Ch. 5, Code of Ordinances."

and

WHEREAS, the building is fireproof, 12 stories and pent house in height, 100 ft. by 100 ft. 5 in. in area; OCCUPIED as a hotel: stores, lobby and kitchen on first story; thirty-four bedrooms on each story above the first story; and

WHEREAS, the appellant claims that the bottom of the standpipe tank on roof is now 8 ft. 8½ in. above the hose outlet at top story; that the installation was approved in May of 1916, thereafter an order was issued to connect the house supply above the 3,500 gallon mark, the work completed and the order was dismissed by the fire department; that there are now two 3,500-gallon tanks on the roof, cross connected, one is reserved for the standpipe system, fed by an automatic pump in cellar; that there are two 2½-gallon fire extinguishers, a safety bucket tank and six pails on each floor; furthermore, the appellant contends that under Rule No. 44 of the standpipe rules the above standpipe system is exempt from further orders.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the 3,500-gallon tank referred to in the order shall be reserved entirely for standpipe purposes; that the bottom of the tank shall be not less than approximately 9 feet above the highest top floor outlet; that two 2½-gallon fire extinguishers shall be installed and maintained on the top floor at all times; that the standpipe system shall conform in all other respects to the rules of the board of standards and appeals and that the building shall not be increased in height, area or dimension.

1005-27-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for John C. Wiards & Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—Southwest corner of Freeman street and Provost street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood and Howard B. Bischoff.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

CONDITIONS—As specified in resolution.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1005-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for John C. Wiards & Co., owner, filed, September 13, 1927, an appeal from an order and a decision of the fire commissioner, affecting premises southwest corner of Freeman and Provost streets, Borough of Brooklyn; and

WHEREAS, the order and the decision of the fire commissioner, respectively, dated May 24, 1927 (Order No. 10504-LC), read:

"1. Discontinue the storage and use of fuel oil on the above premises until such time as plans have been filed with and approved by the Fire Commissioner."

and

"Alt. No. 1903-26:

"2. Adequate ventilation for furnace gases must be provided.

"3. Flues must be constructed in accordance with Section 392 of Chapter 5, Code of Ordinances. City of New York."

and

WHEREAS, the building is non-fireproof, one and two stories (30 ft.) in height, 50 ft. by 200 ft. in area; OCCUPIED for the manufacture of acids and salts: 1st story, 12 persons; 2nd story, 2 persons; a fuel oil burning system having been installed consisting of a 950-gallon storage tank, buried outside, connected by necessary piping and valves to a Ray Rotary Fuel Oil Burner attached to the furnace on first story; and

WHEREAS, the appellant has filed drawings showing a No. 14 gauge metal flue leading from the furnace, passing

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through the drying chamber and dust chamber, thence extended up through the roof to outer air; and

WHEREAS, the appellant claims that the metal flue from the furnace is covered with six inches of asbestos; furthermore, the appellant contends that the outfit is installed for the purpose of dehydrating acids and salts, reducing them to powder, and the system would be rendered useless if forced to comply strictly with the requirements of the order as to flues and ventilation; and

WHEREAS, the appellant at the public hearing held on this date requested that the appeal with reference to Order No. 10504-L.C, item 1, issued by the fire commissioner, be withdrawn.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to objections to Alt. No. 1903-26, items 2 and 3, *on condition* that any vapor emanating through the wood vent to the outer air shall not exceed a temperature of 212 degrees Fahrenheit, and that the inlet flue shall be protected with a covering of magnesite cement, one inch in thickness; that the building shall not be increased in height, area or dimension, and granted only as long as conditions as to occupancy and use remain substantially unchanged.

BUILDING ZONE CASES.

895-27-BZ.

APPLICANT—John J. Dunnigan, for Macombs Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and conversion of occupancy of the first story of an existing apartment house from residence to business use (stores).

PREMISES AFFECTED—65 Featherbed lane, The Bronx.

APPEARANCES—

For Applicant: Joseph F. Dusenbury.

For Opposition: Charles V. Scanlon and William J. Avrutis.

ACTION OF BOARD—Laid over to April 3, 1928, at 10 a. m., on request of applicant's representative.

913-27-BZ.

APPLICANT—Charles Klenk, for Arthur Bucher, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of Fairview avenue and Forest avenue, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Charles Klenk and Arthur Bucher.

For Opposition: None.

ACTION OF BOARD—Laid over to March 20, 1928, at 10 a. m., for inspection and report by a committee of board.

938-27-BZ.

APPLICANT—William Shary, for Danclare Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2388-2394 Ryer avenue, The Bronx.

APPEARANCES—

For Applicant: William Shary.

For Opposition: None.

ACTION OF BOARD—Laid over to March 20, 1928, at 10 a. m., on request of applicant.

980-27-BZ.

APPLICANT—Philip J. Sinnott, for Liberty Heights Realty Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Cooper avenue and Cypress avenue, Cypress Hills, Borough of Queens.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: Otto M. Gabler and Henry A. Giesler.

ACTION OF BOARD—Laid over to March 20, 1928, at 10 a. m., for inspection and report by a committee of board.

573-26-BZ.

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes. (Variation previously granted on condition).

PREMISES AFFECTED—636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

APPEARANCES—

For Applicant: Joseph F. Dusenbury.

For Opposition: Victor E. Grandsire.

ACTION OF BOARD—Laid over to April 3, 1928, at 10 a. m., on request of applicant's representative.

885-27-BZ.

APPLICANT—William Shary, for Eugene H. McCauliff, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2722-2728 Bailey avenue, The Bronx.

APPEARANCES—

For Applicant: Marcy Finkelstein.

For Opposition: Virginia A. Reilly, William Beckman, Maurice Newburger and Matthew Cloke.

ACTION OF BOARD—Laid over to March 13, 1928, at 10 a. m., on request of applicant's representative.

1013-27-BZ.

APPLICANT—John F. Buchan, for Ralph Ferrara, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—8159-8167 Liberty avenue, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: John F. Buchan and George L. A. McNeil.

For Opposition: None.

ACTION OF BOARD—Laid over to March 20, 1928, at 10 a. m., for inspection and report by a committee of the board.

1028-27-BZ.

APPLICANT—Edward P. Doyle, for Max Weinstein, owner.

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SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

REMISES AFFECTED—West side of White Plains road, 130.26 feet south of Sagamore street, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Christopher C. McGrath and Sidney Davidson.

ACTION OF BOARD—Laid over to April 3, 1928, at 10 a. m., on request of applicant.

1033-27-BZ.

APPLICANT—Samuel Rosenblum, for Paul Dispensa, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—111-15 37th avenue (Polk avenue), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: E. D. Hamilton and Ben Weichselbaum.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle 2

Negative: Acting Chairman Connell and Chief Kenlon 2

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1033-27-BZ)

WHEREAS, Samuel Rosenblum, for Paul Dispensa, owner, filed, September 21, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 111-15 37th avenue (Polk avenue), northeast corner of 111th street, Corona, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 21, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 37th avenue is in a business district, 111th street is in a residence district and 112th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 20, 1927 (N. B. 10251-1927), reads:

"1. The erection of a building in a business and partly in a residence district designed to hold more than five motor vehicles is contrary to Section 3 and 4 of the Zone Law."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 80 ft. 4 in. on 111th street and 101 ft. on 37th avenue; to be occupied as a garage for the storage of more than five (5) motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution in view of the residential character of the neighborhood.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

244-26-BZ.

APPLICANT—Edward L. Larkin, for Rexburg Realty Corp., owner.

SUBJECT—Application for reopening—extension of time in which to complete work—re application (decision of superintendent of buildings) under section 7g of the building zone resolution, to permit in a residence district the erection and maintenance of a store and theatre building.

PREMISES AFFECTED—285 East 170th street, The Bronx.

APPEARANCES—

For Applicant—Edward L. Larkin.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to file plans and complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(244-26-BZ)

WHEREAS, Edward L. Larkin, for Rexburg Realty Corp., owner, filed, March 22, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a store and theatre building; premises 285 East 170th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 21, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 170th street is in a business district, College avenue is in a residence district and Morris avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 20, 1926 (N. B. 1792-23), reads:

"1. Erection of proposed theatre building in a business district, extending into a residence district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 185 ft. and a depth of 185 ft. 6 in. and 194 ft. 7 in., irregular; to be occupied as stores and theatre building; and

WHEREAS, the applicant has filed 96 per cent. of consents of an area usually common to the application of section 7g, indicating consent of substantially all the property owners in interest within such area, and there being no objectors; and

WHEREAS, this application was granted by the board at its meeting, September 21, 1926, on certain conditions, and applicant requested a modification of the time limit condition.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the rear northerly wall be finished in light-colored face brick; that there be no signs of any nature or description or advertising display maintained or exposed within the residence use area district; that there be no roof signs erected within 50 ft. of the residence use district line; that the exterior of the building on all street fronts shall be finished with face brick and architectural terra cotta or stone trimmings; that all permits required by law for the erection of the building, in accordance with the building code and other laws now in force, shall be obtained within twelve months and the building completed within twelve months from the date of this action.

Adjourned 1.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 21, 1928.

Present: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon.

PETITIONS FOR VARIATIONS.

632-27-S.

PETITIONER—Joseph A. Cox, for Survey Investors, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—303-305 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: Joseph T. Arenson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 13, 1928, at 2 p. m., on request of petitioner's representative.

1036-27-S.

PETITIONER—George Martin, for Buick Motor Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—208-212 West 76th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 13, 1928, at 2 p. m., on written request.

1128-27-S.

PETITIONER—Patrick J. Murray, for Amelia F. Danitz, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—208-210 East 51st street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

940-27-S.

PETITIONER—Louis A. Sheinart, for Jacob Pinsky, owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—2035 Second avenue, Manhattan.

APPEARANCES—

For Petitioner: Louis A. Sheinart.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 6, 1928, at 2 p. m., for a full vote of the board.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle and Chief Kenlon..... 3

Negative: Acting Chairman Connell..... 1

Absent: Chairman Walsh..... 1

939-27-S.

PETITIONER—Samuel Rosenblum, for Julia A. Wheelock, owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—151-163 West 26th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(939-27-S)

WHEREAS, Samuel Rosenblum, for Julia E. Wheelock, owner, filed, August 19, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 151-163 West 26th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 25, 1927 (Order No. 24949-LD), reads:

"1. Remove all articles or wares from stairhall enclosure including lunch stand, cigar and candy stand east and west side of building 1st story, or the landings, platforms or passageways connected therewith, as per rules of the Board of Standards and Appeals, adopted February 23, 1927.";

and

WHEREAS, the building is fireproof, 12 stories in height, 150 ft. 3 1/3 in. by 98 ft. 9 in. in area at first story and 150 ft. 3 1/3 in. by 88 ft. in area above; OCCUPIED principally for the manufacture of dresses, about 150 persons on each story; EQUIPPED with a sprinkler system and a standpipe system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; two exterior iron stairways on the rear of the building, having fireproof openings along the course thereof, extending from the first story mezzanine to the roof, with EGRESS from the termination of the exterior stairways by means of a fireproof passageway connecting with the interior stairways, thence to the street through entrance halls; and

WHEREAS, the petitioner claims that the cigar and candy stand in the easterly hall and the lunch stand in the westerly hall are so located that they do not obstruct nor decrease the permissible width for exits; furthermore, the petitioner contends that the building is a modern fireproof structure with four means of exits.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

APPLIANCE SUBMITTED FOR APPROVAL.

1094-27-SA.

PETITIONER—Lee Finish Corp., for The Fluid Heat Corp., owner.

SUBJECT—Fluid Heat Domestic Fuel Oil Burner, Type O, approval of.

APPEARANCES—

For Petitioner: R. L. McIntyre.

ACTION OF BOARD—Petition placed on Reserve Calendar subject to inspection by a committee of the board.

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RULES.

9-27-SR.
PETITIONER—F. C. Schmitz.
SUBJECT—Application for reopening—Amendments to
Rules for Testing Combustibility of Fireproof
Wood.
APPEARANCES—
For Petitioner: Frederick R. Wright.
ACTION OF BOARD—Petition reopened and set for
hearing March 13, 1928, at 2 p. m. (See Notice of
Public Hearing below).

THE VOTE TO REOPEN—

Affirmative: Acting Chairman Connell, Commis-
sioners Holland and Guilfoyle and Chief
Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

Adjourned 3.15 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

PUBLIC HEARING

PROPOSED AMENDMENT TO RULES FOR THE TESTING OF FIRE-PROOFED WOOD

639-27-SR

NOTICE IS HEREBY GIVEN that a public hearing
will be held by the Board of Standards and Appeals on
Tuesday, March 13, 1928, at 2 p. m., Room 1013, Municipal
Building, on proposed amendment to rules for testing of
reproofed wood, adopted pursuant to provisions of Chapter
Section 356 of Code of Ordinance (Building Code) July
2, 1927.

Matter in *italics* is new; matter in brackets [] old matter
to be omitted.

Rule 1. Before any wood may be used for flooring or in-
terior trim where incombustible materials are required under
the provisions of section 356 of the Building Code, the super-
intendent of buildings must be notified promptly upon the
delivery at the job of a consignment of such material.
One test sample for each 2,000 feet of material will then be
selected by a representative of the Bureau of Buildings,
marked for identification, and forwarded to the testing
laboratory, where, under the supervision of the superin-
tendent of buildings or his representative, the samples shall
be subjected to the following tests:

Before making tests all specimens for testing shall be
oven dried at a temperature of 140° [190°] F. to a point
where there is no further loss of weight due to evaporation
of moisture content.

A. SHAVING TEST—A mass of shavings cut
fairly thick from the outside and interior of sticks of the
treated wood are to be tested separately. These shavings
shall be placed to a depth of two inches in a metal vessel
twelve inches square, the bottom of which shall consist of
a wire screen of ½ inch mesh. The shavings shall be
packed down moderately to reduce the air spaces. A Bun-
sen yellow flame shall then be placed beneath the receptacle
so that the flame is in contact with the shavings. After
twenty-five seconds the flame shall be removed. The flame
at no time should show higher than six inches above the
top of the bed of shavings and the shavings should not be
consumed in less than five minutes.

B. TIMBER TEST—Two samples ¾ inch by 1½
inches in cross section and twelve inches long shall be
laid side by side across the top of a gas crucible furnace
with a pyrometer between them. The specimens shall be
subjected to a flame at 1700 deg. Fahrenheit for two min-
utes, the test pieces shall then be removed, and the time
of duration of flame and glow observed. The sticks shall
then be cut through the middle at the most burned section
and the area of the unburned wood measured with a plani-
meter. The flame must not persist longer than 15 seconds
nor the glow longer than 20 seconds, and, in the case of
hard woods, the unburned area should not be less than 55
per cent., nor in the case of soft woods less than 45 per
cent.

C. CRIB TEST—Twenty samples are to be pre-
pared, each ½ inch square and 6 inches long. These shall be
built up on a ring support to form a crib work five tiers
high, four sticks to a tier, making the crib six inches by six
inches and approximately 2½ inches high. The crib shall
be set six inches above a Bunsen burner to which the crib
shall be exposed for a period of one minute at a temperature
approximating 1200 deg. Fahrenheit. The flame must not
persist more than twenty seconds after the Bunsen burner
is removed, nor the glow last more than thirty seconds.
The tendency of the flame to spread from stick to stick
must also be noted.

Rule 2. All of the above tests shall be at the expense of
the owner or contractor or other interested party.

If the tests are satisfactory the entire shipment will be
permitted to be taken into the building and used. If not, the
entire shipment shall be condemned and must be removed
from the premises.

In general, acceptance shall be predicated upon the exist-
ence of a complete plant in full working order from which
the material is shipped, and each shipment, or, where pos-
sible, each piece shall be trade marked in a conspicuous
manner so that there may be no doubt as to its identity.

CONCRETE RULES

USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April
19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete con-
struction shall not be prohibited when used in accordance
with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard
specifications for this material which have been adopted
by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be
used shall conform with the following table, all weights
given being the amount of lime which may be incorporated
for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of
cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of
cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of
cement.

For hand mixed concrete, the hydrated lime and Port-
land cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is
to be deposited under water.

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RULES OF PROCEDURE OF BOARD OF STANDARDS AND APPEALS ADOPTED FEBRUARY 15, 1927

(89-27-SR)

ARTICLE I—PUBLIC HEARING.

1. Regular sessions designated as public hearings of the Board of Standards and Appeals shall be held on Tuesday of each week at 10 A. M. and 2 P. M.

2. Morning sessions shall be devoted to hearings on appeals from administrative orders and applications for variation of the building zone resolution. Afternoon sessions, in general, shall be given over to hearings on petitions for variation of the labor law and consideration of rules. Notice shall be published in the Bulletin of the Board of deviation from this procedure.

3. Special sessions may be called by the Chairman, or at the request of four members, provided that notice of the same has been mailed to each member at least twenty-four hours before the time set, except that the announcement of a special session at any meeting at which a quorum is present shall be sufficient notice of such meeting.

4. All hearing sessions shall be open to the public.

5. A quorum of the Board of Standards and Appeals shall consist of four members.

6. The members of the Board shall attend the meetings in person, except that during absence or disability a substitute may act, as provided by law under section 718 of the Charter as amended by Local Law No. 13. The names of such substitutes, designated by the Mayor, shall have been previously filed with the chairman.

ARTICLE II—CASES BEFORE THE BOARD.

1. Every application under the Building Zone Resolution, every appeal under section 719 of the Charter and every petition under section 718a, subdivision 4, of the Charter, shall be made to the Board on the forms provided, and shall include the data required in such forms, so as to supply all information necessary for a clear understanding by the Board and its staff. Action in each case must be based largely on the information so furnished. The statements made by the applicant, appellant or petitioner and the determination of the Board in each case will be incorporated in a resolution formally adopted and published in the Bulletin of the Board. Officials who are charged with the enforcement of the laws, ordinances and rules relating to buildings in the City of New York will be bound by such resolutions, and, before granting permit or taking any other affirmative action, should see that there are no misstatements as to facts and that the conditions of the resolution are observed. Any administrative official discovering any misstatement of essential information is requested to notify the Board, in order that it may take such action as the circumstances require. All approvals shall remain valid only as long as the information and the conditions on which the resolution was based are maintained.

2. Any communication purporting to be an application, appeal or petition shall be regarded as a mere notice of intention to seek relief and shall be of no force or effect until it is made in the form required.

3. Upon receipt of any such communication, the writer shall be supplied with the proper forms for presenting his application, appeal or petition, and he shall be required to file the proper form and furnish all necessary data within twenty days of the date of the order or decision appealed from.

4. The duplicate of each application, appeal or petition required by this article shall be forwarded promptly to the administrative official whose order is involved in such case.

5. At the public hearing of a case before the Board the applicant shall first present the argument in support of the case and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption by the other.

6. Every person before the rostrum shall abide by the order and direction of the Chairman. Discourtesy or disorderly or contemptuous conduct shall be regarded as a breach of the privileges of the Board and shall be dealt with as the Chairman deems proper. Orders to maintain discipline shall be carried out by the Sergeant-at-Arms.

Subject to the direction of the Chairman, the Secretary shall enforce the rules of the Board and shall direct and supervise the Sergeant-at-Arms in maintaining order and decorum in the hearing room and lobbies during all public hearings.

7. No member shall proceed to debate, discuss an issue, put a motion or offer a resolution until he shall have addressed the Chairman and have been recognized by him. While the Chairman is putting a motion or offering a resolution, or during the progress of a roll call, no member shall interrupt or leave his seat. When a motion to adjourn is carried, the members of the Board shall keep their seats until the Chairman declares the meeting adjourned.

ARTICLE III—THE CALENDAR.

1. Each case filed in the proper form, with the required data, shall be numbered serially, irrespective of whether it be an application, appeal or petition. These Calendar numbers shall begin anew on January 1st of each year, and shall be hyphenated with the number of the year and the initials indicating the character of the case. Thus the calendar number of an application under the Building Zone Resolution in 1926 shall be "210-26-BZ"; an appeal from an order, requirement, decision or determination of a Superintendent of Building or of the Fire Commissioner, "211-26-A," and a petition for variation of the Labor Law or any rule or standard adopted thereunder, "212-26-S."

2. As soon as a case receives a calendar number, it shall be placed on the Docket. Thereafter the appellant or petitioner shall be notified of the date his case will be set for public hearing. In building zone application the applicant shall be notified of the date when his case will be reached in the call of the Clerk's Calendar.

3. The Clerk's Call Calendar shall be called each Tuesday at 2 P. M., in Room 1013, Municipal Building, Manhattan, by the Chairman or the Secretary, and, on that date, for the public hearing of each application for variation of the Building Zone Resolution, shall then be set which shall be full and sufficient notice to all persons interested in such case.

4. Thereafter each case shall be listed, by calendar number and premises, in the Hearing Calendar printed in the Bulletin of the Board, under the title of the respective proceedings, and the date for which such case has been set.

ARTICLE IV—DISPOSITION OF CASES.

1. Every decision of the Board on any case shall be by resolution.

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2. The final disposition of any application, appeal or petition before the Board shall be in the form of a resolution either reversing, varying or modifying the order, requirement, decision or determination appealed from and granting the application, appeal or petition, or affirming the order and denying the application, appeal or petition. A concurring vote of four members shall be necessary for a decision. If a resolution fail to receive four votes in favor of the applicant, appellant or petitioner, the motion will be deemed equivalent to a denial, and a resolution denying such application, appeal or petition shall be formally entered on the record, unless there be a member absent at the roll call and the vote of the absentee added to the number of votes for the applicant appellant or petitioner would equal four, in which case the matter will be laid over for reconsideration, until a final determination is reached.

3. Any applicant, appellant or petitioner may withdraw his application, appeal or petition at any time prior to action thereon, with the consent of the Board, but if a motion has been made, and is pending, either to grant or to dismiss, such motion shall have precedence.

4. No application, appeal or petition dismissed or denied can be considered again except (1) on a motion to reconsider the vote, or (2) on a request for a rehearing.

5. No request to grant a rehearing can be entertained unless new evidence is submitted. If, on motion of a member of the Board, adopted by four affirmative votes, the request for a rehearing is granted, the case shall be put on the calendar for a rehearing.

In all cases, the request for a rehearing shall be in writing, reciting the reasons for the request, and shall be duly verified and accompanied by the necessary data and diagrams. Such request shall be filed with the Chairman, who shall have a report on the case prepared by the engineers. The Chairman may then set a date when the request for reopening shall be submitted to the Board, at which date the person requesting the reopening shall be notified.

If the Board votes to reopen a case affecting a building zone application, a date shall be set for the "Calendar call" and the applicant shall be required to notify each of the property owners entitled to notice of the application, the same procedure to be followed as in an original application.

6. The Board may, on the motion of any member, review any decision that it has made and may reverse or modify such decision, but no such review shall prejudice the rights of any person who has in good faith acted thereon before it is reversed or modified.

ARTICLE V—BUILDING ZONE APPLICATIONS.

1. No application for a variation or modification of the provisions of the Building Zone Resolution shall be entertained by the Board except in a specific case, and from an order, requirement, decision or determination made by any Superintendent of Buildings, the Tenement House Commissioner, or the Fire Commissioner, on the ground that the proposed plan or use violates the Building Zone Resolution.

2. No such application shall be entertained unless the application is filed within twenty days from the date of the action of the Superintendent of Buildings, Tenement House Commissioner, or Fire Commissioner.

3. Every application shall be made in duplicate on Form 3BZ and shall be accompanied by all the data required by such form, and shall be considered subject to such rules as the Board has adopted or may adopt, under Article 5, Section 21, of the Building Zone Resolution.

4. As soon as any application is completed by the filing of the data required in Form 3BZ, the case shall receive a calendar number and shall be placed on the Clerk's Calendar, and the applicant shall be notified by the Board on Form 6CC, of the time set for the call of the calendar, which shall be at least five days after the mailing of said notice. With this notice the applicant shall be supplied with an official copy of Form 7NO, which he is required to send to every property owner entitled to notice of the application. Within three days the applicant must file a verified statement that he has so notified each of such property owners either by personal service or by registered mail. Not less than fourteen days' notice of the date fixed for calendar call in each Building Zone application shall be given by publication in the Bulletin of the Board.

5. On the call of the Clerk's Calendar the applicant shall appear in person, or by agent or attorney, and property owners affected by the application may appear either in person or by agent or attorney and present any typewritten and verified objections they may have to the granting of the application, together with a description of their property and an affidavit of ownership. Then a date shall be set for a public hearing on the application which shall be not less than fourteen days thereafter. Notice of said hearing shall be given by publication in the Bulletin of the Board.

6. On the date set for the public hearing, the applicant shall state his case, then the opposition shall be heard, and the applicant shall have an opportunity to reply.

7. No application that has been denied after a public hearing can be entertained under the same state of facts or basis of appeal, unless based upon a new decision by a superintendent of buildings on plans which materially change the aspects of the case.

ARTICLE VI—APPEALS.

1. No appeal from any order, requirement, decision or determination of the Superintendent of Buildings or the Fire Commissioner or from any rule or regulation relating to the construction, alteration, structural changes in, equipment, occupancy or use of any building or structure, under Section 719 of the Charter, shall be entertained unless such appeal is filed in duplicate on Form 1A, with all the data required in such form, within twenty days from the date of the order appealed from.

ARTICLE VII—PETITIONS.

1. No petition for variation of the Labor Law, or of any rule adopted thereunder affecting the construction or alteration of buildings, exits therefrom, the installation of fixtures or apparatus as authorized by Section 718-a, subdivision 4 of the Charter, shall be entertained unless it is made in duplicate on Form 2S, with all the data required in such form, within twenty days from the date of the administrative order to which the petition refers.

No petition for approval of a device, material or method of construction shall be entertained unless it is filed in duplicate on Form 4SA, with all the data required in such form.

No petition for the adoption or amendment of Rules shall be entertained unless it is filed in duplicate on Form 5SR, with all the data required in such form.

ARTICLE VIII—PETITIONS.

1. No resolution of the Board of Standards and Appeals adopting or amending any rule or regulation under subdivision 2 or 3 of section 718-a of the Charter shall be adopted unless such proposed rule or regulation shall

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have been published in the Bulletin of the Board for at least ten days prior to a public hearing thereon. Four affirmative votes of the Board shall be necessary for the adoption of such resolution.

2. Amendments to these Rules of Procedure may be made by the Board of Standards and Appeals at any regular meeting, providing notice of such amendment has been given to each member of the Board three days prior to such meeting, either in writing or by publication in the Bulletin. The suspension of any rule of procedure may be ordered at any meeting by unanimous vote.

ARTICLE IX—OTHER RESOLUTIONS.

1. Every resolution of the Board of Standards and Appeals suggesting changes or amendments to the law under subdivision 5, section 718-a of the Charter shall require at least four affirmative votes for its adoption.

2. Every resolution not otherwise provided for, ordinary motions or decisions on rules of order shall require not more than three affirmative votes.

ARTICLE X—INSPECTIONS.

1. In any case in which the Board may deem it necessary, an inspection of the premises in question may be ordered by the Board. Such inspection shall be made by the Chairman and by two or more members designated by him, and they shall report their findings to the Board in writing.

ARTICLE XI—TESTS.

1. In any case in which the Board may order a test of any material or device, the test shall be conducted under the supervision of an assistant engineer, in the presence of the Chairman and two or more members appointed by him, and the result of such test shall be reported to the Board in writing, and the material or device shall not have the approval of the Board unless the report be favorable and adopted by four affirmative votes.

ARTICLE XII—RECORDS.

1. All applications, appeals and petitions shall be on the required forms, and all communications, reports, etc., and plans, relative to any matter appearing on the calendar, shall be on sheets approximately 8 in. by 10½ in. in size. After final disposition, they shall be bound in some suitable manner. These records shall be kept in filing cabinets in their numerical order, in such a manner that they are accessible to the public at all reasonable hours, as prescribed by the Charter of the City of New York.

2. An index indicating locations by boroughs shall be kept.

3. All reports on matters coming before the Board for action shall be duplicated in sufficient numbers to furnish a copy to each member. The original shall be filed with the records in each case.

ARTICLE XIII—THE BULLETIN.

1. The Bulletin of the Board of Standards and Appeals shall be published on Tuesday of each week. It shall contain:

- (1) Directory of the Board.
- (2) Docket.

(3) Clerk's Calendar Call.

(4) The Hearing Calendar.

(5) Notice of hearing on building zone applications and on proposed rules or the amendment of rules.

(6) An abstract of the minutes of each meeting, including a brief statement of the action in each case, with the roll call thereon and the full text of the resolutions adopted.

(7) Rules adopted.

(8) Such other information as may be of value to the public and within the scope of the work of the Board.

ARTICLE XV—OFFICERS.

1. The Chairman shall preside at meetings. The Chairman may designate any member of the Board to preside and perform the duties of the Chair at public hearings.

2. The Chairman, subject to these rules, shall decide all points of order or procedure, unless otherwise directed by a majority of the Board in session at that time.

3. The Chairman shall designate the members of the Board to make an inspection, and, unless otherwise directed by the vote of four members of the Board, shall appoint any committee that may be deemed necessary.

4. The Chairman shall report at each meeting on all pertinent official transactions that do not otherwise come to the attention of the Board.

5. Administrative authority is vested solely in the Chairman of the Board who shall, subject to these rules, transact all official business of the Board, engage the necessary employees and direct the work of the office.

6. Subject to these rules and the direction of the Chairman, the Secretary shall conduct all official correspondence, compile the required records, edit the Bulletin, maintain the necessary files and indices, and generally supervise the clerical work of the office force, maintaining discipline in accordance with the rules of the office and charter provisions.

7. Subject to these rules and the direction of the Chairman, the Assistant Engineers shall examine and report on all applications, appeals and petitions; prepare all proposed rules or revised rules suggested by outside agencies, with report on the reasons and necessity for same; supervise and witness the tests conducted under the auspices of the Board, and assist generally in all technical matter coming before the Board.

8. The Chief Clerk shall keep all accounts, keep the files and indices in proper order and up to date, and generally assist the Secretary. During the absence or disability of the Secretary, the Chief Clerk shall act in that capacity.

9. A complete stenographic record of the transactions at public meetings shall be made for the files, including verbatim reports of such parts as may be directed, and there shall be prepared, after each meeting and in time for the next publication of the Bulletin, the abstract of the minutes which is to appear in such Bulletin.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

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ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS,
ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE
AUGUST 26, 1918; REVISED MAY 13, 1919.

Rule 1. Application of Elevator Rules. Every elevator, escalator, freight conveyor or amusement device, within the City of New York, in addition to conforming with all provisions of the labor law, building code or other laws or ordinances, as are applicable thereto, shall comply with the requirements of these rules.

Existing and future installations shall at all times be maintained by the owner in a safe condition and in conformity with the requirements of these rules.

Rule 2. Definitions Relating to Elevators.

a) The terms "elevator," "passenger elevator," "freight elevator" and "amusement device" shall have the meanings indicated in §560 of the building code.

b) The term "dumbwaiter" shall apply to such special form of freight elevator, whether power driven or manually operated, the dimensions of which do not exceed nine square feet in horizontal section nor four feet height.

c) The term "hand power elevator" shall apply to all forms of passenger or freight elevators which are manually operated and the dimensions of which exceed nine square feet in horizontal section.

d) The term "sidewalk type elevator" shall apply to such special form of freight elevator, either power driven or manually operated, the platform of which does not exceed fifty (50) square feet in area and is suspended and supported at one or more points on the underside.

e) The term "escalator" shall apply to a moving continuous inclined stairway or runway designed for elevating or lowering passengers.

f) The term "freight conveyor" shall apply to a device used for elevating or lowering freight in a vertical or inclined direction on a continuous moving carrier without the services of an operator thereon.

g) The term "future installations" shall apply to any elevator, machinery or equipment used in connection therewith, installed after these rules become effective.

h) The term "existing installations" shall apply to any elevator, machinery or equipment used in connection therewith, either already installed, in process of installation, or for which plans are on file with the superintendent of buildings prior to August 26, 1918.

i) The term "alteration" shall include any essential change to the elevator car, counterweights, rails, machinery, safeties or other equipment or direct motive power; except that any repair work made necessary by the ordinary operation of the elevator shall not be deemed an alteration.

j) The term "power driven elevator" shall apply to any form of elevator except those operated by hand power, gravity in both directions, or through friction on the pull rope.

Rule 3. Permits. The application required by §562, building code, for the installation or alteration of elevators, amusement devices, etc., shall be in triplicate on blanks furnished by the superintendent of buildings, stating the size, manner of construction, speed, capacity, other essentials, and mode of operation of the same, and accompanied by necessary drawings; except that applications for the installation of dumbwaiters, and conveyors or hoists may consist of a notice to the superintendent of buildings that such installation is to be made.

Rule 4. Alterations. In making alterations to existing installations, the parts changed or altered must conform in every respect to the rules governing future installations, and where parts of the elevator are damaged from any cause, the damaged parts must be completely renewed, at the discretion of the superintendent of buildings.

Where hand power elevators are changed to power-driven elevators, they shall conform to every rule governing power-driven elevators, except, that when the rise is not more than thirty-five feet and the capacity is not increased, existing wood guide rails may remain in use. In such conversions the use of a power-driven friction grip device is prohibited when the capacity exceeds 800 pounds.

Rule 5. Change of Classification. In future, no freight elevator shall be used for passenger service, unless such elevator conforms to the rules governing future installations of passenger elevators in so far as they relate to safety equipment, hoist ropes, carrying capacity, car enclosure, including gates and emergency exit, shaft openings and doors, and motive power.

In existing installations where such change of classification is made and the hatchway is unenclosed, a substantial enclosure of lawful partitions extending from floor to ceiling and flush with the hatchway shall be constructed; with all openings protected by proper shaft doors.

Rule 6. Tests of New Elevators. In future installations all elevators shall be tested as follows:

The cars of all power-driven elevators shall be loaded to their maximum carrying capacity and operated up and down the shaft several times to test the lifting capacity of the machinery and the operation of the upper and lower automatic limit devices. The car shall be stopped at various levels in the shaft to test the operation of the machine brake.

The cars of all power-driven elevators having speeds exceeding one hundred (100) feet per minute, and of hand-power elevators with a rise of more than fifteen (15) feet, shall be loaded to their maximum carrying capacity, run to the top landing and made to travel downward beyond normal speed, so as to automatically operate the speed retarder or speed governor and car safety device and the slack rope device when required, and (except for hand-power elevators) to stop the machine. This rule shall not be construed, however, to require safe lift elevators to be tested with safe lift load.

The cars of power-driven elevators having speeds of one hundred (100) feet per minute or less shall be loaded to their maximum carrying capacity, run to the top landing and started down at normal speed. At this speed the governor shall be manually operated to test the action of the safety equipment.

Rule 7. Carrying Capacity. In existing installations the owner, lessee or other person having charge or control of any elevator, except a dumbwaiter, and in future installations the manufacturer of any such elevator, shall cause to be fastened in a conspicuous place in the car of said elevator a metal plate, having suitable letters and figures on same, which shall designate the number of pounds weight which said elevator can safely carry.

Future installations shall be designed to sustain in all their parts a load per square foot of platform area inside the car of not less than the following:

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- (a) 75 pounds for power-driven passenger elevators;
- (b) 50 pounds for power-driven freight elevators having platform areas not exceeding 100 square feet;
- (c) 50 pounds for hand-power passenger elevators.

Rule 8. Rules to be Posted. In the car of every passenger elevator the superintendent of buildings shall cause to be posted and maintained, in a conspicuous place, for the guidance and information of operators and passengers, such of the rules relating to the operation of elevators as he may deem necessary to insure public safety, including the number of passengers that such car may carry at one time.

Rule 9. Full Automatic Push Button Elevators. In future installations full automatic push button elevators must be so designed and equipped that the car, at its rated speed and load, will automatically stop when the car floor is level with or not more than three inches from the designated landing floor.

The car gate and shaft doors shall be equipped with approved devices that will prevent the operation of the car until the car gate is closed and the shaft door is closed and locked. The shaft door shall not be capable of being opened unless the floor of the car is within three inches of the landing. A push button to operate an alarm bell shall be provided in the car, for the purpose of notifying the person in charge of the premises, in case the car becomes stopped in the shaft from any cause. The shaft doors shall be so arranged that they cannot be opened after the car leaves the landing, except in emergency cases, and then only by a special key which must be provided and kept in the possession of the person having charge of the building.

Rule 10. Belt or Chain Drives. In future installations no hoisting machine driven by a chain or belt device from a motor or countershaft shall be used in connection with any passenger elevator.

Rule 11. Shaft Openings. In shafts hereafter constructed for passenger elevators, no more than one opening shall be allowed in each story, and all openings in the several stories shall be located one above the other, except that doors may be located on opposite or adjacent sides in the several stories when the distance from the car operating device to the door lock does not exceed forty-eight inches and can at all times be fully controlled by the elevator operator without leaving the car operating device. Door openings may be located on opposite or on adjacent sides of the shaft in the first or main entrance story and in the top story, provided that the openings in the remaining stories are all on the same side of the shaft, that a satisfactory device is installed preventing the operation of the car while the car gate distant from the operator is open, that an attendant is always present to control the shaft doors located in the first or top stories, and that there are no offsets or recesses on the inside of the shaft walls.

No alteration not in compliance with the above provision shall be made to any existing passenger elevator shaft.

Rule 12. Hoistway Enclosure. In the existing and future installations where no enclosure of solid partitions is required around the hoistway by the provisions of the building code, labor law or these rules, there shall be provided a substantial vertical enclosure extending from the floor for a distance of not less than six (6) feet on the side or sides where there are no openings in the car for loading purposes. On all other sides, gates or doors must be provided. Such enclosure may be constructed of mesh work, grille work or slatted partitions, provided that when mesh work is used it shall be of not less than No. 10 U. S. gauge wire or No. 13 U. S. gauge expanded metal, with mesh not exceeding one and one-half (1½) inches; when grille

work is used there shall be not more than one and one-half (1½) inches space between any two members, except that where plain straight bars, not filled in with scroll, are used, there shall be not more than one (1) inch space between members; when wood slats are used they shall be not less than three-eighths (¾) of an inch thick, spaced not more than one (1) inch between slats.

In all cases where existing grille work permitted by law or regulation as a shaft enclosure is altered, such alteration shall be of substantial material and construction, properly braced and carried the full height of openings, with not more than one and one-half inch space between any two members; except that where straight bars, not filled in with scroll work, are used, there shall be not more than one inch between members. Where deemed necessary, existing grille work with spaces exceeding those specified in this rule shall be made safe by suitable screen or wire mesh, or wire glass construction.

Rule 13. Shaft Doors. In existing and future installations all gates or doors leading to any shaft in which power-driven passenger elevators are operated (except full automatic push button elevators) shall be locked, bolted or securely fastened on the shaft side. Such shaft doors or gates shall be closed by the operator before the car is put in motion.

In future installations of passenger elevators, keys for opening the shaft doors or gates from the outside of the shaft, in case of emergency, shall be provided and shall be restricted in use to persons in responsible charge of the building.

In existing and future installations in factory buildings only, the openings in every passenger or freight elevator shaft or hoistway enclosure shall be protected in one of the following manners:

- (a) by properly constructed sliding doors.
- (b) by combination slide and swing doors;
- (c) by hinged or swinging doors equipped with approved devices to insure the shaft doors being closed and locked before the car can start from the landing;
- (d) by hinged or swinging doors, either manually operated or self-closing, with auxiliary gates not less than five (5) feet six (6) inches in height, substantially constructed of wood or metal, with not more than two (2) inches space between any two parallel members, and the bottom of the gate not more than ten (10) inches from the floor, except at the top and bottom landings when the distance from the floor to the bottom of the gate may be increased to give the required head room, and shall close automatically upon the car leaving the landing in either direction; except further that for hand power elevators having the pull rope located in front of the shaft entrance, gates may be two (2) feet six (6) inches in height.

When shaft doors are equipped with electric contacts or other locking devices, an approved emergency release shall be provided on the car within easy reach of the operator.

Rule 14. Car Gates. In existing and future installations, all entrances to the cars of power-driven passenger elevators shall be provided with substantial folding or sliding gates or doors, and where floor tracks are used the same must be kept level with the finished floor surface of the car. All folding gates over three feet wide at the entrance to shaft or car shall have top and bottom braces, spaced not more than eighteen inches on centers when the gates are fully expanded. All car gates shall be closed by the operator before the car is put in motion.

In future installations passenger elevator car gates shall be equipped with an approved device or devices that will prevent the operation of the car while the car gates

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are open, and an approved emergency release shall be provided on the car within easy reach of the operator.

Rule 15. Counterweights. In future installations all counterweights shall have their sections securely bolted together with one or more rods, as determined by the superintendent of buildings. Such rods must pass through all the sub-weights and at least one portion of the frame work. No continuous forged straps shall be permitted.

In existing and future installations where counterweights run in the same shaft as the car, they shall, when at the uppermost position, be protected on all exposed sides the full length of the counterweight with substantial and properly secured shields of iron or steel not less than No. 16 U. S. gauge; except that for plunger or fixed stroke piston hydraulic or traction type elevators no top shield shall be required. Where no compensating chains or ropes are attached to the counterweight, similar shields shall be provided eighteen inches above the bottom of the counterweight runway and extending upwards at least five feet. In existing installations, where the clearance between car and counterweight is not more than one and one-half inches, neither top nor bottom shields shall be required, but in lieu thereof tell-tale metal chains not less than five feet long, spaced not more than six (6) inches on centres from rail to rail, shall be suspended from the bottom of the counterweight.

Rule 16. Speed Governors. All power-driven elevators with a rise of more than fifteen feet not already equipped with a speed governor and safety (except sidewalk type elevators and existing freight elevators in buildings not exceeding five stories in height and direct plunger elevators) shall have at the top of the elevator shaft a governor properly connected to a safety device attached to the underside of the car platform, in such manner that the car will be brought to rest with an easy and gradual stop, or in a distance not greater than nine feet at a speed of seven hundred feet per minute, provided that on elevators having a speed of one hundred feet per minute or less, safeties of the instantaneous type may be used. Every governor operating a car safety shall be set to trip the safety at a speed not exceeding forty per cent. above the rated speed given in the application, but in no case exceeding eight hundred and fifty feet per minute; but this shall not require any governor to trip the safety at a speed less than one hundred and fifty feet per minute. When a speed governor has been set for the rated speed it shall be sealed. When safeties of the instantaneous type are used, a proper flexible means of application must be interposed between the safety and the governor.

Rule 17. Limit Devices. In future installations all power-driven elevators shall have approved limit devices as follows:

(a) for Drum Type Electric Elevators, except sidewalk type elevators with speeds not exceeding seventy-five (75) feet per minute, limit switches on the machine and in the shaft or on the car;

(b) for Traction Type Electric Elevators, limit switches in the shaft or on the car;

(c) for Electric Drum Sidewalk Type Elevators, with speeds not exceeding seventy-five (75) feet per minute, machine automatics will be required, but stopping devices on the operating rope will be accepted in lieu of limit switches in the shaft or on the car;

(d) for Hydraulic Elevators, with speeds not exceeding one hundred and fifty (150) feet per minute, stopping devices on the operating rope;

(e) for Hydraulic Elevators, with speeds exceeding one hundred and fifty (150) feet per minute, limit devices on the machine;

(f) for Lever or Crank-Operated Hydraulic Elevators, limit devices on the machine.

Rule 18. Elevator Brake. In future installations every electric elevator shall be equipped with an electric

or electro-mechanical brake that will bring the car to rest when the car operating device is brought to the stop position or when any of the electric safety devices operate.

When the elevator is driven by a belt from an electric motor, the brake must be arranged to operate should the motor belt break or leave the pulleys.

Rule 19. Operating Device. In future installations every elevator driven by electric power and operated by hand rope, lever, wheel or other non-self-centering device, shall be provided with an approved device preventing the operation of the car, after the interruption of the current, until the operating device has been first returned to the inoperative position, and electric car operating switches shall be self-centering and self-locking in the inoperative position.

Rule 20. Reverse Phase Relays. In future installations every elevator motor operated by polyphase alternating electric current shall be equipped with a reverse phase relay.

Rule 21. Slack Rope Device. In future installations all power-driven elevators, including power-driven sidewalk elevators, operated by drum hoisting machines, shall have approved automatic slack rope devices that will stop the machine if, from any cause, any car hoisting rope or chain attached to the drum becomes slack.

Rule 22. Car Locking Device. No elevator shall be used for the carrying of safes or other material of a greater weight than the normal lifting power of such elevator, unless the machine is provided with special equipment and the car is equipped with an approved locking device which will hold it at any landing, independent of the hoisting ropes while such safe or other material is being loaded or unloaded.

Rule 23. Hand-Power Elevator Safety Devices. In future installations every hand-power elevator (except sidewalk type elevators) with a rise of more than fifteen feet, shall be equipped with an approved safety device that will immediately stop and hold the car with a full load if the rope breaks, and with an approved automatic speed retarder and a hand-operated brake operating in both directions.

Grip hoists and elevators operated by gravity in both directions shall comply with the requirements for hand power elevators.

Rule 24. Escalators. In future, every escalator installed shall be equipped with an approved safety device to prevent any accidental downward reversal and with an approved stopping device.

Rule 25. Car Construction. In future installations the car and car frame of every power-driven elevator and of every hand-power elevator with a rise of more than thirty-five (35) feet shall be of incombustible materials; except that the platform may be of wood covered on the underside with incombustible materials. The car enclosure and flooring may be of hard wood. The car, car frame and enclosure of every hand-power elevator with a rise of thirty-five (35) feet or less may be constructed of wood.

Rule 26. Passenger Car Enclosures. In existing and future installations every passenger elevator car shall be fully enclosed on all sides not used for loading or unloading, and on the top, with substantial construction.

In future installations where grille work is used for the car enclosure, including the top, it shall be constructed with not more than one and one-half inch space between any two members; except that where straight bars not filled in with scroll work are used there shall be not more than one inch space between members. When the clearance between car and counterweight is less than two (2) inches, that part of the car enclosure opposite the counterweight runway shall

RULES

be of solid construction or screened with not more than one-half ($\frac{1}{2}$) inch mesh of not lighter than No. 16 U. S. gauge wire, to a height of not less than six (6) feet six (6) inches.

In existing installations in factory buildings only, where the spaces exceed those specified for future installations, it shall be deemed satisfactory if the grille work is made safe by suitable screen or wire mesh fastened to the car enclosure.

Rule 27. Emergency Exit. In future installations every power-driven passenger elevator car shall have a trap door in the top, of such a size as to afford easy egress for passengers, but not less than sixteen inches in least dimension nor less than four hundred square inches in area. When there is more than one elevator in a shaft and the vertical distance between any two consecutive shaft door openings exceeds thirty (30) feet, there shall be provided in addition to the trap door an emergency side exit to the adjacent car.

In existing installations not already provided with an emergency exit, a trap door as specified for future installations shall be provided; except that when the cross head or car top construction renders it impracticable to provide such trap door, this requirement may be waived by the superintendent of buildings, if egress, in case of emergency, is possible through shaft openings, or to an adjacent car.

Rule 28. Freight Car Enclosure. In existing and future installations in factory buildings only, every freight elevator car shall be enclosed on all sides not used for loading or unloading, with substantial construction, to a height of five (5) feet six (6) inches, or to the cross head, when this is less than five (5) feet six (6) inches above the car platform.

In future installations, where an enclosure of open construction is used, the space between any two parallel members shall not exceed one inch.

Rule 29. Freight Elevator Cover. In existing and future installations in factory buildings only, every freight elevator car shall be provided with a substantial cover or grating constructed of not less than No. 8 U. S. gauge wire or its equivalent in strength, and of a mesh that will reject a one and one-half ($1\frac{1}{2}$) inch diameter ball. Sections of the cover or grating may be arranged to swing upward for handling long material, but such cover or grating shall be closed at all other times. In covers hereafter installed (except where car gates are provided) that part of the cover facing the entrances to the hoistway, extending the full width of the car, shall be hinged on a line not less than eight (8) inches nor more than twelve (12) inches back from the edge of the landing, and the hinged section shall be self-closing.

Rule 30. Space Between Saddles and Car. In future installations there shall be not more than one and one-quarter inch, nor less than three-quarters of an inch space between the floor of the car and the floor saddles, and where the saddles project into the shaft the same shall be properly bevelled on the underside at an angle of not less than sixty degrees to the horizontal.

Rule 31. Lights. In existing and future installations the cars of all elevators shall be properly lighted at all times when in service.

Rule 32. Guide Rails. In future installations, guide rails for both car and counterweights of all elevators (except dumbwaiters, and hand-power elevators with a rise of thirty-five feet or less) shall be of iron or steel. They shall be fastened to the sides of the shaft with wrought or cast iron brackets of such strength and design and so spaced that the guide rails and their fastenings shall be able to safely withstand the application of the safety when stopping a fully loaded car under test. For elevators requiring safeties, the guiding surfaces of the car guides shall be finished smooth and joints shall be tongued and grooved or dowelled, and rails shall extend to the level of or above the overhead beams and shall be bottomed on a suitable support.

The weights of steel or iron guide rails shall be not less than given in the following table:

WEIGHT OF GUIDE RAILS PER LINEAL FOOT

Total Weight of Car and Live Load, or Weight of Counterweight	Weight of Car Guide Rails		Weight of Counterweight Guide Rails	
	With Safeties.	Without Safeties.	With Safeties.	Without Safeties.
0-4000 lbs.....	$7\frac{1}{2}$	$7\frac{1}{2}$	$7\frac{1}{2}$	$6\frac{1}{2}$
4001-15000 ".....	14	14	14	$7\frac{1}{2}$
15001-40000 ".....	30	30	30	$7\frac{1}{2}$

Rule 33. Ropes. In future installations, all elevator (except dumbwaiters) shall have not less than two ropes independently connected to the car and to each set of counterweights. In drum type machines, the lifting and counterweight ropes shall have at least one full turn of the rope on the drum when they have reached the limit of travel. Every rope hereafter used shall have a factor of safety of not less than six for freight elevators, and not less than eight for passenger elevators. The diameter of any hoist or counterweight rope hereafter installed (except for hand-power elevators and sidewalk type elevators) shall be not more than one-fortieth ($1/40$) of the diameter of any sheave or drum over which it passes. All ropes used in the operation of elevators shall be of steel, iron or marlin covered steel. Ropes of other material than metal may be used as hand ropes and brake ropes in hand power elevators or as centering ropes in power driven elevators with hand rope control. Where overhead machines are used, equalizer arms will be permitted on the car and counterweights. Nothing in this rule shall prohibit the use of chains on sidewalk elevators instead of ropes.

Rule 34. Auxiliary Freight Compartments. In future installations no elevator shall be permitted to have attached above, below or on the side of the car a freight compartment or similar device.

In existing installations, entrances to freight compartments shall be protected by folding gates, as required for passenger elevators, and so arranged that the elevator cannot be operated until the gate is closed.

Rule 35. Overhead Gratings. In every elevator shaft (except existing elevator shafts, dumbwaiter shafts or the shafts of sidewalk elevators outside the building line) immediately under the sheaves at the top of the shaft, or when the machine is located at the top of the shaft, at the level of the top of the machine beams, there shall be provided and placed in a substantial grating of iron or steel capable of sustaining not less than seventy-five pounds per square foot. No two members of such grating shall be spaced more than one and one-half inches apart. When such grating does not extend over the entire area of the shaft, the open edges shall be protected by substantial screened railings not less than three feet high. Every such grating shall extend at least two and one-half feet beyond the general contour of the sheaves or machinery. Deflecting sheaves extending below the machine level, or hoist and counterweight sheaves located at the sides of the shaft, shall be protected by gratings or cradles of a construction similar to that required for the gratings. Fireproof floor construction shall be accepted as the equivalent of the gratings.

Nothing in this rule shall prevent the placing of a trap door in such a grating where other suitable access cannot be had.

Any grating hereafter placed in an existing elevator shaft shall conform to the requirements of this rule.

Rule 36. Elevator Pit. In every elevator shaft hereafter constructed (except shafts for dumbwaiters, for sidewalk elevators and for hand-power elevators with a rise of less than thirty-five feet), the distance from the floor saddle of the lowest landing to the bottom of the pit shall not be less than four feet when the speed does not exceed two hundred and fifty feet per minute, not less than

RULES

five feet when the speed exceeds two hundred and fifty but does not exceed four hundred feet per minute, and not less than six feet when the speed exceeds four hundred feet per minute, and in no case shall there be less than two feet in the clear between the bottom of the pit and the lowest point of the underside of the car floor framing when the car is at the lowest possible position. In the case of power-driven sidewalk type elevators, the clear space between the bottom of the pit and underside of the car floor structure shall be not less than six inches. The pits herein required at the bottom of elevator shafts shall not be used for piping, machinery, or for any purpose not required for the elevator equipment; but this shall not prevent the encroachment upon such pits, in the case of new elevators installed in existing buildings, of the foundations of bearing walls and columns to an extent not exceeding twenty-five per cent. of the area of the pit.

Rule 37. Overhead Clearance for Cars. For all elevator shafts hereafter installed (except shafts for sidewalk type elevators) there shall be provided a sufficient clear space, when the car is at the top landing, to allow a run-by of not less than two feet for elevators having a speed not exceeding one hundred feet per minute, not less than three feet for elevators having a speed exceeding one hundred feet per minute and not exceeding three hundred and fifty feet per minute, and not less than five feet for elevators having a speed exceeding three hundred and fifty feet per minute.

Rule 38. Overhead Clearance for Counterweights. In future installations there shall be provided in all elevator shafts a sufficient clear space when the car has completely compressed the pit buffers to allow of a run-by of the counterweight of not less than two (2) feet for traction and hydraulic type elevators, and not less than three (3) feet for drum type elevators.

Rule 39. Machinery Room. All parts of the elevator machinery for power-driven elevators shall be properly enclosed, and suitable light provided. In buildings hereafter

erected free and safe access must be provided to all parts of the elevator machinery, and there shall be not less than twelve (12) inches clearance at limit stop devices on machine and outboard bearings of motor. In future installations in existing buildings, such clearance shall be provided as deemed necessary by the superintendent of buildings, but need not exceed that specified for buildings hereafter erected. When the machine is located at the bottom of the shaft, it shall be protected with a substantial pit pan.

Rule 40. Speed. The speed of all power-driven elevators shall not exceed seven hundred feet per minute.

Rule 41. Buffers. In future installations for all power-driven elevators (except sidewalk type elevators) there shall be provided substantial spring buffers, pneumatic buffers, or oil buffers for the car and counterweights provided that for the cars and counterweights of all elevators having speeds of more than three hundred and fifty feet per minute, substantial oil buffers shall be installed.

Rule 42. Supporting Beams. Supporting beams hereafter installed for elevator sheaves or machinery (except in dumbwaiter shafts) shall be of iron or steel.

Rule 43. Determination of Questions. When any existing installation for either passenger or freight service is deemed by the Superintendent of Buildings to be in an unsafe or dangerous condition it shall be made safe in such manner as he shall prescribe, and all defective parts necessary of replacement shall conform, in so far as possible, with the rules governing future installations.

Where there are practical difficulties in the way of carrying out the strict letter of the foregoing rules, the Superintendent of Buildings shall have power to vary their provisions so that the spirit of the law shall be observed and public safety secured and substantial justice done, provided that whenever such variations are granted by a superintendent of buildings it shall be indorsed in writing upon the permit over the signature of such superintendent.

RULES

COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

*Amended Resolution Adopted by the Board of Appeals,
March 16, 1920, Under Cal. No. 549-17-BZ*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	2
		Dismissed	21
		Denied	42
Cases filed up to February 22, 1928.....	152	Granted	6
		Granted on condition.....	86
		Appliances approved.....	3
Restored to calendar.....	15	Appliances dismissed, disapproved or withdrawn.....	6
		Rules approved.....	6
		Rules disapproved or rescinded.....	6
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	39	Requests to reopen granted.....	37
		Requests to reopen denied.....	2
Requests to amend.....	7	Requests to amend granted.....	4
		Requests to amend denied.....	6
Requests for modification.....	4	Requests for modification granted.....	1
		Requests for modification denied.....	1
Requests to rescind.....	1	Requests to rescind granted.....	1
		Requests to rescind denied.....	6
Requests for extension of time.....	12	Requests for extension of time granted.....	11
		Requests for extension of time denied.....	1
Requests for extension of permit.....	0	Requests for extension of permit granted.....	0
		Requests for extension of permit denied.....	0
Requests for mechanical installations.....	0	Requests to install granted.....	0
		Requests to install denied.....	6
Requests for approval of plans.....	2	Plans approved.....	1
		Plans disapproved.....	1
Administrative requests.....	0	Administrative requests granted.....	6
		Administrative requests denied or withdrawn.....	0
Requests for interpretation.....	1	Interpretations	1
		Requests withdrawn or dismissed.....	1
Total	902	Total	256
Disposed of.....	256		
Cases pending February 22, 1928.....	646		

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL
JAMES P. HOLLAND
JOHN GUILFOYLE
CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary
EDWARD V. BARTON, Chief Clerk

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, March 6, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, March 13, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

CONTENTS

This issue of the Bulletin contains, in the order given—

- Docket.
- Call of Clerk's Calendar.
- The Trial Calendar.
- Notices in Building Zone Cases.
- Minutes of Regular Meeting, February 28, 1928, at 10 a. m.
- Minutes of Regular Meeting, February 28, 1928, at 2 p. m.
- Smoking in Factory, Rules.
- Concrete Rules.
- Reserve Calendar.
- Progress Report.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to February 29, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
175-28-S.....	F.D.....	423 Whitlock ave., Bx., L. D. 25758
174-28-A.....	F.D.....	13-21 Park Row, Man., F-16498
173-28-S.....	F.D.....	114-116 E. 25th st., Man., L. D. 21652
172-28-BZ.....	B.B.B....	2166-2172 Coney Island ave., Bklyn., Applic. 2435-28
171-28-S.....	F.D.....	12-14 W. 32nd st., Man., L. D. 26910
170-28-A.....	F.D.....	Northwest corner of Juniper ave. & Floral pl., Maspeth, Q., F-15064
169-28-S.....	F.D.....	2328 Broadway, Man., Alt. 2836-27
168-28-BZ.....	B.B.Q....	Northwest corner of Kissina blvd. & North Hempstead Turnpike, Flushing, Q., N. B. 223-28
167-28-BZ.....	B.B.Bx...	846-856 River ave., Bx., N. B. 57-28
166-28-BZ.....	B.B.Bx...	Southwest corner of Gerard ave. & E. 161st st., Bx., N. B. 56-28
165-28-BZ.....	B.B.B....	1535-47 Gravesend ave., Bklyn., Applic. 1496-28
164-28-BZ.....	B.B.M....	100-108 E. 60th st., Man., Alt. 171-28
163-28-S.....	B.B.M....	259-273 10th ave., Man., N. B. 63-1927
162-28-BZ.....	B.B.M....	4446-4448 Broadway, Man., N. B. 67-28
161-28-A.....	F.D.....	43-43 Vernon blvd., L. I. C., Q., L. C. 15219
160-28-BZ.....	F.D.....	Northwest corner of Margaret pl. & 82nd ave., Glendale, Q., Alt. 4399-27
159-28-BZ.....	F.D.....	796-804 Park ave., Bklyn., N. B. 327-28
158-28-S.....	F.D.....	113-121 W. 20th st., Man., L. D. 27730
157-28-SA.....	F.D.....	Century Oil Burner, Appliance
156-28-BZ.....	F.D.....	287-291 Prospect ave., Bklyn., N. B. 321-28
155-28-A.....	F.D.....	55 John st., Man., F-25871 & 25872
154-28-BZ.....	F.D.....	Northeast corner of Van Cort- landt ave. & Orloff ave., Bx., N. B. 68-28
153-28-BZ.....	F.D.....	Northeast corner of Unionport rd. & Westchester ave., Bx., Alt. 2213-27

CODE.

F.D.....	Fire Department
H.D.....	Health Department

B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, MARCH 6, 1928, AT 2 P. M.

Building Zone Cases.

1016-27-BZ.

APPLICANT—Arthur B. Daub, for Max Daub, owner.
PREMISES—Southeast corner of Walker boulevard and
Outerbridge avenue, Arthur Kill, Borough of Rich-
mond.

APPLICATION, under sections 7g and 21 of the building
zone resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

1068-27-BZ.

APPLICANT—Edward P. Doyle, for Livia M. Pepe,
owner.
PREMISES—124 Waverly place, Manhattan.

APPLICATION, under sections 7c and 21 of the building
zone resolution,
TO PERMIT in a residence district the maintenance of an
existing building occupied on the basement story
as a French dry cleaning, dyeing and pressing busi-
ness and as dwellings above.

1069-27-BZ.

APPLICANT—Daniel J. Iulo, for Waglan Realty Corp.,
owner.
PREMISES—6702-6710 New Utrecht avenue and 6701-6709
15th avenue, Brooklyn.

APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the change of occu-
pancy of an existing business building to a chicken
slaughter house.

1126-27-BZ.

APPLICANT—Edward Hoffman, for Pauline Brickman,
owner.
PREMISES—1781 Hilder avenue, The Bronx.

APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

879-27-BZ.

APPLICANT—Philip Steigman, for Norman Gotlieb and
Nathan Freschling, owners.
PREMISES—5901-5905 22nd avenue, Brooklyn.

APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a residence district the erection and main-
tenance of a gasoline service station.

1065-27-BZ.

APPLICANT—David Kaufman, for Rose B. Capone,
owner.
PREMISES—22-76 Sixth avenue, Astoria, Borough of
Queens.

APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

CALENDAR

1081-27-BZ.
APPLICANT—McCoey & Conroy, substituted for Henry Felsenstein, for William T. Parker and Margaret Parker Bracken, owners.
PREMISES—2042-2044 Ocean avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence and "C" area district the alteration and extension in height and area of an existing garage for the storage of more than five (5) motor vehicles; also the omission of the rear yard required under the zone resolution.

1101-27-BZ.
APPLICANT—Gardiner Conroy, for Max Silverman, owner.
PREMISES—5702-5712 Church avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

936-27-BZ.
APPLICANT—Philip J. Sinnott, for Benjamin Siegel, owner.
PREMISES—Southwest corner of Fiske avenue and Queens boulevard, Winfield, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1063-27-BZ.
APPLICANT—Emil Guterman, for Henry C. Karpen, owner.
PREMISES—14912 North Conduit boulevard, northwest corner of Three Mile Mill road (150th street), Jamaica, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

MARCH 6, 1928, 10 A. M.

Appeals from Administrative Orders.

1110-27-A—225-235 25th street, Brooklyn.
 1116-27-A—13-17 Forrest street, Brooklyn.
 1117-27-A—25 Forrest street, Brooklyn.
 1131-27-A—135-139 West 36th street, Manhattan.
 1077-27-A—3 East 61st street, Manhattan.
 694-27-A—217-221 Main street, Tottenville, Borough of Richmond.
 768-27-A—332-236 East 40th street, Manhattan.
 1070-27-A—West side of West avenue, from 8th to 10th streets, Long Island City, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 6, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1027-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of G. & K. Investing Corp., owner, to permit in a residence district the erection and maintenance of a business building (stores); premises east side of Bailey avenue, 153.03 ft. north of Albany Crescent, The Bronx.

CAL. NO. 1051-27-BZ—Application, September 26, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Rutland Parkway, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 724-740 Ralph avenue, northwest corner of East 98th street, Brooklyn.

CAL. NO. 1305-25-BZ—Application, December 16, 1925, under sections 7e and 21 of the building zone resolution, of Harry Landy, applicant, on behalf of Love Lane Garage Corp., owner (for amendment and modification of the previous resolution), to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles; premises 46-50 Love lane, northwest corner of College place, Brooklyn.

CAL. NO. 984-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of T. & R. Construction Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of West 167th street and Sedgwick avenue, The Bronx.

CAL. NO. 282-27-BZ—Application, March 17, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, substituted for William F. Doyle, on behalf of Wezco Realty Corp., owner, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles and the installation of a gasoline service station (previously withdrawn); premises 200-208 East 111th street and 2013-2025 Third avenue, southeast corner, Manhattan.

CAL. NO. 1000-27-BZ—Application, September 12, 1927, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Patrick B. Noone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Woodhaven boulevard and 158th avenue, Aqueduct, Borough of Queens.

CAL. NO. 947-27-BZ—Application, August 24, 1927, under section 21 of the building zone resolution, of Joseph A. Walsh, applicant, on behalf of Louis Berkwit, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of White Plains road, 50 ft. south of Mace avenue, The Bronx.

CAL. NO. 1003-27-BZ—Application, September 12, 1927, under sections 7c and 21 of the building zone resolution, of Bennett & Koepfel, applicants, on behalf of J. W. Sands Realty Corp., owner, to permit in a residence district, extending from a

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business district, the erection and maintenance of an apartment house with store occupancy on the first story; premises 6913-6921 Fourth avenue, Brooklyn.

CAL. NO. 1109-27-BZ—Application, October 13, 1927, under section 21 of the building zone resolution, of Lillian R. Walker, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises east side of Woodhaven boulevard, 100.64 ft. south of Liberty avenue, Woodhaven, Borough of Queens.

CAL. NO. 523-27-BZ—Application, May 11, 1927, under section 21 of the building zone resolution, of Peter M. Coco, applicant, on behalf of Isidore Zuckerman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises easterly junction of 46th road, 189th street and Hollis Court boulevard, Flushing, Borough of Queens.

CAL. NO. 540-27-BZ—Application, May 16, 1927, under sections 7g and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Abraham Goldinger, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises 725-727 Bedford avenue, southeast corner of Flushing avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MARCH 6, 1928, 2 P. M.

Petitions for Variations.

- 861-27-S—611-621 Fifth avenue, 1-7 East 49th street and 28 East 50th street, Manhattan.
978-27-S—27 East Broadway, Manhattan.
989-27-S—1385-1391 Broadway and 132-142 West 38th street, Manhattan.
1017-27-S—20-22 West 57th street, Manhattan.
940-27-S—2035 Second avenue, Manhattan.
1064-27-S—242 West 27th street, Manhattan.
1066-27-S—20 East 56th street, Manhattan.
1396-22-S—127-129 West 125th street, Manhattan.
1097-27-S—Southeast corner of Harris avenue and William street, Long Island City, Borough of Queens.
1098-27-S—37-43 West 26th street, Manhattan.
1120-27-S—278-290 Avenue C and 701-729 East 16th street, Manhattan.
1132-27-S—578 Madison avenue and 24-26 East 57th street, Manhattan.
891-27-S—31-37 East 31st street, Manhattan.
964-27-S—14-16 East 38th street (fifth floor), Manhattan.
1010-27-S—129-133 West 20th street, Manhattan.
1055-27-S—452-456 West 55th street, Manhattan.
1114-27-S—810 Broadway, Manhattan.
1296-27-S—38-40 West 48th street, Manhattan.

Appliance Submitted for Approval.

- 1071-27-SA—New Process Oil Burner, approval of.

CALL OF CLERK'S CALENDAR TUESDAY, MARCH 13, 1928, AT 2 P. M.

Building Zone Cases.

979-27-BZ.

APPLICANT—Gardiner Conroy, for Tony Trifrio, owner.
PREMISES—949 Liberty avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1019-27-BZ.

APPLICANT—William E. Kennedy, for McBrearty Building Co., Inc., owner.
PREMISES—Southeast corner of Colfax avenue and 111th road, Bellaire, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a building for store occupancy on the first story.

1121-27-BZ.

APPLICANT—Joseph Parisi, for Mary Steyn and Minnie Jay, owners.
PREMISES—388-390 East 201st street, The Bronx.
APPLICATION, under section 31 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a business building (stores).

1141-27-BZ.

APPLICANT—Philip J. Sinnott, for Harsing Realty Corp., owner.
PREMISES—1575 Grand Concourse, southwest corner of Mount Eden avenue, The Bronx.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the alteration and change of occupancy in part of basement for store purposes.

1148-27-BZ.

APPLICANT—Philip J. Sinnott, for Arrowlene, Inc., owner.
PREMISES—Southeast corner of Franklin avenue and Atlantic avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1061-27-BZ.

APPLICANT—Thomas D. La Colla, for Elizabeth Warms, owner.
PREMISES—103-12 Gilbert street (170th street) and 502 South street (Liberty avenue), Jamaica, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

MARCH 13, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1047-27-A—38 Pine street, Manhattan.
1072-27-A—943 West 34th street, Manhattan.

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1080-27-A—377-379 Broadway and 59-61 White street, Manhattan.

1127-27-A—135 West 42nd street, Manhattan.

1113-27-A—1440 Broadway, Manhattan.

131-28-A—149 Ashland place, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 13, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 937-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Abraham Linsky, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5338-5342 Kings Highway, northwest corner of Farra-gut road, Brooklyn.

CAL. NO. 961-27-BZ—Application, August 30, 1927, under sections 7c and 21 of the building zone resolution, of The New York Edison Co., applicant and owner, to permit in a residence district the alteration and extension to an existing transforming and electrical distributing station; premises 148-148½ East 40th street and 151-153 East 39th street, Manhattan.

CAL. NO. 1018-27-BZ—Application, September 17, 1927, under section 21 of the building zone resolution, of Charles Pfeifer and Meta Frese, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 2560 Coney Island avenue and 827 Gravesend Neck road, northwest corner, Brooklyn.

CAL. NO. 1024-27-BZ—Application, September 19, 1927, under sections 7g and 21 of the building zone resolution, of I. L. Crausman, applicant, on behalf of 174th Street and Jerome Avenue Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1650-1664 Jerome avenue and 1-9 East 174th street, northeast corner, The Bronx.

CAL. NO. 524-27-BZ—Application, May 11, 1927, under section 21 of the building zone resolution, of Peter M. Coco, applicant, on behalf of Isidore Tannenbaum, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises junction of Rocky Hill road and 47th avenue, 57.67 ft. west of 202nd street, Flushing, Borough of Queens.

CAL. NO. 865 27-BZ—Application, August 4, 1927, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Eugene M. McCauliff, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2722-2728 Bailey avenue, The Bronx.

CAL. NO. 688-27-BZ—Application, June 15, 1927, under section 21 of the building zone resolution, of Peter M. Coco, applicant, on behalf of Russell Gasero, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Northern boulevard and 239th street, Douglaston, Borough of Queens.

CAL. NO. 787-27-BZ—Application, July 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, substituted for Louis A. Sheinart, on behalf of Edis Realty Co., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station (previously denied); premises northeast corner of Bay Ridge avenue and Shore road, Brooklyn.

CAL. NO. 1042-27-BZ—Application, September 23, 1927, under sections 7e and 21 of the building zone resolution, of Kavy & Kavovitt, applicants, on behalf of Ely Horlick, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 219-221 Frost street, Brooklyn.

CAL. NO. 1053-27-BZ—Application, September 26, 1927, under sections 7a and 21 of the building zone resolution, of William F. Doyle, applicant, substituted for Henry J. Nurick, on behalf of Clarog Holding Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 665-667 Rogers avenue and 208-222 Clarkson avenue, southeast corner, Brooklyn.

CAL. NO. 510-27-BZ—Application, May 9, 1927, under sections 7g and 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Philip J. Sinnott, on behalf of Alden Terrace Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

MARCH 13, 1928, 2 P. M.

Petitions for Variations.

884-27-S—1926-1932 Broadway, Manhattan.

916-27-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.

982-27-S—76-78 Varick street and 9 Grand street, Manhattan.

769-27-S—232-236 East 40th street, Manhattan.

50-28-S—127-129 West 125th street, Manhattan.

1001-27-S—154 East 23rd street, Manhattan.

1073-27-S—211 Himrod street, Brooklyn.

1104-27-S—7 West 31st street, Manhattan.

1108-27-S—47-51 Pike street, Manhattan.

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1124-27-S—248½-250 West 40th street, Manhattan.
632-27-S—303-305 Fifth avenue, Manhattan.
1036-27-S—208-212 West 76th street, Manhattan.

Appliances Submitted for Approval.

955-27-SA—Cook's Automatic Oil Burner, approval of.
698-27-SA—Everite Oil Burner, approval of.

Rules.

639-27-SR—Rules for Testing of Fireproof Wood, Amendments to.

FRIDAY, MARCH 16, 1928, AT 2 P. M. SPECIAL MEETING.

Rules.

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

CALL OF CLERK'S CALENDAR TUESDAY, MARCH 20, 1928, AT 2 P. M.

Building Zone Cases.

1144-27-BZ.
APPLICANT—Marben Realty Corp., owner.
PREMISES—Southeast corner of Cedar avenue and West 179th street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1152-27-BZ.
APPLICANT—John J. Dunnigan, for Knickerbocker Hospital, owner.
PREMISES—505 West 131st street and 1449 Amsterdam avenue, northwest corner, Manhattan.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1190-27-BZ.
APPLICANT—Charles A. Peabody, owner.
PREMISES—400-414 West 155th street and 91-99 St. Nicholas place, Manhattan.
APPLICATION, under sections 7e and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station.

MARCH 20, 1928, 10 A. M.

Appeals from Administrative Orders.

1043-27-A—1041-1053 Webster avenue, The Bronx.
1059-27-A—99-117 North 11th street, 124-142 North 12th street and 36-48 Berry street, Brooklyn.
1086-27-A—101 Park avenue, Manhattan.
1087-27-A—424-442 Lexington avenue, Manhattan.
1088-27-A—689-691 Fifth avenue and 1 East 54th street, Manhattan.
1089-27-A—1 Park avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions

of the building zone resolution, *Tuesday morning, March 20, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 913-27-BZ—Application, August 13, 1927, under section 21 of the building zone resolution, of Charles Klenk, applicant, on behalf of Arthur Bucher, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Fairview avenue and Forest avenue, Ridgewood, Borough of Queens.

CAL. NO. 938-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Danclare Holding Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2388-2394 Ryer avenue, The Bronx.

CAL. NO. 980-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Liberty Heights Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Cooper avenue and Cypress avenue, Cypress Hills, Borough of Queens.

CAL. NO. 1013-27-BZ—Application, September 16, 1927, under section 21 of the building zone resolution, of John F. Buchan, applicant, on behalf of Ralph Ferrara, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8159-8167 Liberty avenue, Woodhaven, Borough of Queens.

CAL. NO. 958-27-BZ—Application, August 27, 1927, under sections 7e and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Elias Burak, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station; premises 509 Leonard street and 285-295 Driggs avenue, southwest corner, Brooklyn.

CAL. NO. 952-27-BZ—Application, August 26, 1927, under section 21 of the building zone resolution, of Charles Martens, applicant, on behalf of Leah K. Kosower and Rosie Glickman, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 1784-1786 81st street and 8102-8104 18th avenue, southwest corner, Brooklyn.

CAL. NO. 962-27-BZ—Application, August 30, 1927, under section 21 of the building zone resolution, of Charles E. Heydt, applicant, on behalf of 730 West End Avenue Corp., owner, to permit in a residence district the erection of a one-story extension, also the alteration and change of the

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cellar living apartment for store purposes; premises 739 West End avenue and 301 West 96th street, northwest corner, Manhattan.

- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
1290-27-SA—Edwards Tank Sentinel, approval of.

CAL. NO. 963-27-BZ—Application, August 31, 1927, under section 7b of the building zone resolution, of W. T. McCarthy, applicant, on behalf of James McLaren, owner, to permit in a residence district, extending from a business district, the erection and maintenance of a building to be used for store purposes; premises 867 Union street, Brooklyn.

CAL. NO. 976-27-BZ—Application, September 6, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of McMahon Brothers, owners, to permit, partly in a business district and partly in a residence district, the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles; premises southwest corner of Queens boulevard and Devon place, Forest Hills, Borough of Queens.

CAL. NO. 1007-27-BZ—Application, September 13, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Emma C. Rivers, owner, to permit in a residence district the erection and maintenance of an apartment house with store occupancy on the first story; premises 69-73 East 16th street and 1601-1611 Church avenue, northeast corner, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MARCH 20, 1928, 2 P. M.

Petitions for Variations.

- 1035-27-S—431-433 Southern boulevard, The Bronx.
1130-27-S—13-15 West 20th street (fourth, fifth, sixth, seventh and ninth floors), Manhattan.
1138-27-S—99-101 Walker street and 101-105 Lafayette street, Manhattan.
609-27-S—243-249 West 67th street, Manhattan.
990-27-S—225-235 West 37th street (12th floor), Manhattan.
991-27-S—225-235 West 37th street (9th floor, front), Manhattan.
992-27-S—225-235 West 37th street (7th floor), Manhattan.
993-27-S—225-235 West 37th street (5th floor), Manhattan.
994-27-S—225-235 West 37th street (8th floor), Manhattan.
995-27-S—225-235 West 37th street (15th floor), Manhattan.
996-27-S—225-235 West 37th street (4th floor, front), Manhattan.
998-27-S—225-235 West 37th street (3rd floor), Manhattan.
999-27-S—225-235 West 37th street (6th floor, front), Manhattan.

Appliances Submitted for Approval.

- 1151-27-SA—Allen 2½ Inch Angle Valve, approval of.

MARCH 27, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1147-27-A—2614-2616 Myrtle avenue, Glendale, Borough of Queens.
1150-27-A—8-22 Congress street, Brooklyn.
1177-27-A—504-520 Grand street, Buildings A, B, C and F, Manhattan.
1178-27-A—22-36 Sheriff street, 84-98 Broome street and 21-23 Columbia street, Buildings I, K and L, Manhattan.
1181-27-A—161-163 Madison avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 27, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 855-27-BZ—Application, July 26, 1927, under section 21 of the building zone resolution, of Harry H. Holler, applicant, on behalf of Anna C. Bingler, owner (Certified Gas Stations, Inc., lessee), to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 926-27-BZ—Application, August 17, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Goldix Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1440 Sedgwick ave., The Bronx.

CAL. NO. 1067-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on

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behalf of Glenhall Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

CAL. NO. 1091-27-BZ—Application, October 8, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Jacob Govern, on behalf of Jakmore Realty Corp., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 251-259 79th street, Brooklyn.

CAL. NO. 1115-27-BZ—Application, October 17, 1927, under section 21 of the building zone resolution, of Louis A. Sheinart, applicant, on behalf of Cantel Realty Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises south side of West 233rd street, 171 feet west of Albany Crescent, The Bronx.

CAL. NO. 1119-27-BZ—Application, October 18, 1927, under sections 7e and 21 of the building zone resolution, of Max Feigenbaum, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north side of Metropolitan avenue, 20.68 feet east of Cuthbert place, Richmond Hill, Borough of Queens.

CAL. NO. 1123-27-BZ—Application, October 20, 1927, under section 21 of the building zone resolution, of William Meyer, applicant and owner, to permit in a residence district the erection and maintenance of a building to be used for stores on the first story and as dwellings above; premises northwest corner of Central avenue and Meade street (68th street), Ridgewood, Borough of Queens.

CAL. NO. 1129-27-BZ—Application, October 21, 1927, under section 21 of the building zone resolution, of Audrey Holding Corp., owner, to permit in a residence district the erection and maintenance of an apartment house with store occupancy in the basement story; premises 65-75 St. Nicholas place, northwest corner of West 153rd street, Manhattan.

CAL. NO. 1207-27-BZ—Application, November 15, 1927, under sections 7b and 21 of the building zone resolution, of Henry C. Pelton, applicant, on behalf of John D. Rockefeller, Jr., owner, to permit in a residence district, extending from a business district, the erection and maintenance of an extension to an existing business building; premises 680-684 Fifth avenue, southwest corner of West 54th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

MARCH 27, 1928, 2 P. M.

Appeals from Administrative Orders.

1052-27-A—1672-1678 Broadway, Manhattan.

1099-27-A—First street, bounded by Second street, Bond street and Gowanus Canal, Brooklyn.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, March 27, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 1050-27-BZ—Application, September 26, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of S. S. Kresge Co., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a building occupied in part for business purposes; premises 2125 86th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

APRIL 3, 1928, 10 A. M.

Appeals from Administrative Orders.

1186-27-A—3041 Broadway, 601 West 120th street, 500-506 West 122nd street, 99 Claremont avenue and 80 Claremont avenue, Manhattan.

1183-27-A—48-50 Wall street, Manhattan.

1202-27-A—343-345 West 44th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 3, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 895-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Macombs Realty Corp., owner, to permit in a residence district the alteration and conversion of occupancy of the first story of an existing apartment house from residence to business use (stores); premises 65 Featherbed lane, northwest corner of Macombs road, The Bronx.

CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Inc., owner (for amendment and modification of the previous resolution), to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

CAL. NO. 1028-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Max Weinstein, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5)

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motor vehicles; premises west side of White Plains road, 130.26 ft. south of Sagamore street, The Bronx.

CAL. NO. 1102-27-BZ—Application, October 11, 1927, under sections 7c and 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Bon Ton Holding Corp., owner, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; premises west side of Broadway, 150 feet south of West 240th street, The Bronx.

CAL. NO. 1112-27-BZ—Application, October 14, 1927, under section 7a of the building zone resolution, of Jacob Lubroth, Inc., applicant, on behalf of Louis Hernstat, owner, to permit in a residence district the erection and maintenance of an extension to an existing building for store occupancy; premises 1888 54th street, southwest corner of 19th avenue, Brooklyn.

CAL. NO. 33-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of L. Haas Realty Corp., owner, to permit in a business district the alteration and change of occupancy from a garage for the storage of five (5) motor vehicles to a motor vehicle repair shop; premises 1367 Macombs road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

APRIL 3, 1928, 2 P. M.

Petitions for Variations.

502-27-S—16-24 West 47th street, Manhattan.
1135-27-S—84-86 Withers street, Brooklyn.
1136-27-S—27 West 38th street, Manhattan.
1170-27-S—348-350 Seventh avenue and 207-209 West 29th street, Manhattan.
1179-27-S—18 East 53rd street, Manhattan.
1201-27-S—104 Lexington avenue, Manhattan.

Appliances Submitted for Approval.

1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
1259-27-SA—Pioneer Automatic Oil Burner, approval of.

APRIL 10, 1928, 10 A. M.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 10, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 1074-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Gutttag Brothers Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 585 St. Ann's avenue, northwest corner of East 150th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 28, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin, substituting.

The minutes of the regular meeting of the board held on Tuesday morning, February 21, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, February 21, 1928, were approved as printed in the Bulletin, No. 9, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

1052-27-A.

APPELLANT—Edward P. Doyle, for Montauk Holding Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—1672-1678 Broadway, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 27, 1928, at 2 p. m., on written request of appellant.

1099-27A.

APPELLANT—Standard Oil Company of New York, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—Bounded by First street, Second street, Bond street and Gowanus Canal, Brooklyn.

APPEARANCES—

For Appellant: Percy J. King.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 27, 1928, at 2 p. m., on request of appellant.

1048-27-A.

APPELLANT—Arthur B. Goodspeed, for George Krug, lessee.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—1709 Pitman avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw appeal.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin, substituting.....

Negative 5

Absent 0

983-27-A.

APPELLANT—Philip J. Sinnott, for Basko-Bell Corp., owner.

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SUBJECT—Appeal from order of the superintendent of buildings.

PREMISES AFFECTED—East side of Boscobel avenue, 179.66 feet north of East 169th street, The Bronx.

APPEARANCES—

For Appellant: Philip J. Sinnott.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

1082-27-A.

APPELLANT—Foreign Trade Warehouse Corp., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—80 39th street, building No. 23, 6th and 7th floors, Brooklyn.

APPEARANCES—

For Appellant: Thomas Elsmore.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(1082-27-A)

WHEREAS, Foreign Trade Warehouse Corp., lessee, filed, October 5, 1927, an appeal from an order of the fire commissioner, affecting premises 80 39th street (Building No. 23, sixth and seventh floors), Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated September 30, 1927 (Order No. 12675-LC), reads:

"With reference to your application dated 9-13-27 for a permit to store chlorine gas at the above location, I regret to inform you that I am without power to grant such a permit for the reason that Sec. 214-A, Sub-division 4, Ch. 10, Code of Ordinances provides that no permit shall be issued for the use of liquefied chlorine above the grade floor except in a building occupied exclusively by the person, firm or corporation using the liquefied chlorine and protected by an approved automatic sprinkler system, except that in special cases where the use of liquefied chlorine existed prior to the adoption of these regulations this requirement might be waived by the Fire Commissioner.";

and

WHEREAS, the building is fireproof, eight stories in height, 93 ft. 1 in. by 200 ft. in area, known as Building No. 23; OCCUPIED as a tenant factory, not more than 26 persons on each story; and

WHEREAS, the appellant, lessee of the sixth and seventh stories, proposes to manufacture a 2 per cent. solution of liquid chlorine used for washing nuts; and

WHEREAS, the appellant claims that not more than seven cylinders of chlorine gas are stored at any time; that the appellant has handled liquid chlorine in this manner for several years and understand fully the every-day precautions which are necessary.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

1096-27-A.

APPELLANT—Samuel Rosenblum, for Twentieth Street Garage, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—516-530 West 20th street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(1096-27-A)

WHEREAS, Samuel Rosenblum, for Twentieth Street Garage, Inc., filed, October 10, 1927, an appeal from an order of the fire commissioner, affecting premises 516-530 West 20th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 25, 1927 (Order No. 39220-LC), reads:

"15. Install standpipe 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure.";

and

WHEREAS, the building is fireproof, four stories (65 ft.) in height, 175 ft. by 92 ft. (approximately 16,000 sq. ft.) in area; OCCUPIED for storage, repairing and painting automobiles, 26 persons in entire premises; and

WHEREAS, appellant contends that the building was erected in 1914 and that at that time there was no requirement for such a standpipe system; that the building is low in height and is equipped throughout with an automatic sprinkler system.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall be equipped throughout with an approved automatic two-source wet sprinkler system; that the building shall not be increased in height, area or dimension, and granted only as long as conditions as to occupancy and use remain substantially unchanged.

932-27-A.

APPELLANT—Rochester Germicide Co., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—232 Greenwich street, Manhattan.

APPEARANCES—

For Appellant, L. A. Lewis.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(932-27-A)

WHEREAS, Rochester Germicide Co., lessee, filed, August 18, 1927, an appeal from an order of the fire commissioner, affecting premises 232 Greenwich street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 2, 1927 (Order No. 39292-LC), reads:

"With reference to your application dated June 14, 1927, for a permit to keep and store machine drip fluid (oil) at above location, I regret to inform you that I

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am without power to grant such a permit for the reason building in part is used as a factory. Sec. 256-C, Chapter 10, Code of Ordinances.

"You are therefore hereby ordered to

"1. Discontinue the storage of machine drip fluid (oil) exceeding the equivalent of five barrels. Sec. 255, Chapter 10, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, five stories in height, 42 ft. 5 in. by 76 ft. 4½ in. in area; OCCUPIED: basement, shipping and storage of machine drip fluid (oil), 50 barrels; 1st story, stationery store, 2 persons; 2nd story, paper box factory, 14 persons; 3rd story, offices of appellant, 2 persons; 4th story, manufacture of radio parts, 6 persons; 5th story, vacant at present; and

WHEREAS, appellant contends that the oil is stored in steel drums; that it is not combustible as it shows a three hundred flash test and that there are but a few persons in the building engaged in factory work.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

1044-27-A.

APPELLANT—John J. Gilmartin, for K. E. and A. K. Morgan, owners.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—700 Mott avenue, The Bronx.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 3
Negative 0
Absent 0

THE RESOLUTION—

(1044-27-A)

WHEREAS, John J. Gilmartin, for K. E. and A. K. Morgan, owners, filed, September 24, 1927, an appeal from an order of the fire commissioner, affecting premises 700 Mott avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated May 18, 1927 (Order No. 21016-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building is non-fireproof, two stories (34 ft.) in height at Mott avenue and two stories (41 ft.) in height at Sheridan avenue, the two streets being at different levels; 118 ft. frontage on Mott avenue, 134 ft. on Sheridan avenue and a depth of 172 ft., a total area of approximately 12,400 sq. ft.; OCCUPIED as a laundry, 155 persons in entire premises; and

WHEREAS, the appellant contends that the building is open on all sides; that the building is equipped with a sprinkler system, and, also, three two-inch standpipe risers with outlets and 50 ft. of two-inch hose at each outlet; and

WHEREAS, the floor area is subdivided.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall not be increased in height, area or dimension; that the entire premises throughout shall be equipped with a two-source wet sprinkler

system with central office connection; that all interior door openings shall be equipped with at least one automatic fire door or self-closing, fireproof door, and granted only as long as conditions as to occupancy and use remain substantially unchanged.

1046-27-A.

APPELLANT—Croker Nat'l. Fire Prev. Eng. Co., for Minnesota Co-operative Dairies Assn., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—14 Jay street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(1046-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Minnesota Co-operative Dairies Association, filed, September 26, 1927, an appeal from an order of the fire commissioner, affecting premises 14 Jay street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 21, 1928 (Order No. 23277-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building is non-fireproof, eight stories (97 ft. 4 in.) in height, 25 ft. by 89 ft. in area; OCCUPIED: 1st story, receiving and storage of butter and eggs, 4 persons; 2nd story, offices, 2 persons; 3rd story, storage of walnuts in bags, no persons; 4th story, vacant at present; 5th, 6th, 7th and 8th stories, washing, bagging and storage of walnuts, 5 persons; and

WHEREAS, appellant contends that the nature of the occupancy of the premises is non-hazardous; that the building is provided with a Watkins Automatic Thermostatic Fire Alarm System and that fire pails and bucket tanks are distributed throughout the premises.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that there shall be no heating system maintained on the premises and that the building shall be equipped throughout with an automatic fire alarm signal system with central office connection, and that the existing fire escape in the front of the building shall be maintained structurally safe; that the building shall not be increased in height, area or dimension, and granted only as long as the present use and occupancy remains substantially unchanged.

973-27-A.

APPELLANT—G. J. Nikolas & Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—33-35 Grand street, Brooklyn.

APPEARANCES—

For Appellant: Bernard Braun and H. G. Pearson.

For Administration: Inspector Meyer of fire department.

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ACTION OF BOARD—Appeal granted on condition. THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(973-27-A)

WHEREAS, G. J. Nikolas & Co., Inc., owner, filed, September 2, 1927, an appeal from an order of the fire commissioner, affecting premises 33-35 Grand street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 8, 1925 (Order No. 95844-C), reads:

"1. Surrender to the bearer Permit No. 118291 which expires May 16, 1925, authorizing on the above premises the storage and sale of 2,500 gallons Lacquers and Thinners, as it is revoked for the reason that the following order will have to be complied with:

"2. Separate boiler from remainder of building by unpierced wall of solid masonry at least 8 inches in thickness. Entrance to boiler room to be from exterior of building only. Sec. 159-1, Cha. 10, Code of Ord.";

and

WHEREAS, the building is non-fireproof, one story and basement in height, 43 ft. by 84 ft., irregular, in area; OCCUPIED: basement, boiler room, storage and manufacture of lacquers; 1st story, offices and storage of lacquers, 3 persons in entire premises; and

WHEREAS, appellant proposes to enclose the boiler in a metal-covered wood partition having a fireproof door in the opening thereof.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the boiler room shall be enclosed on all sides in fireproof construction, terra cotta block, on angle iron frames, with one doorway, equipped with a self-closing, fireproof door, opening out, and that the saddle of this door opening shall be maintained not less than 12 inches above the cellar grade, and that a passageway of not less than 4 ft. in width in the clear shall be maintained in front of the boiler room direct to the front of the building, and that the building shall not be increased in height, area or dimension, and that any auxiliary fire extinguishing appliances, as shall be directed by the fire commissioner, shall be installed and maintained.

1213-27-A.

APPELLANT—David Kaufman, for Union Match Co., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—108-116 Lorraine street, Brooklyn.

APPEARANCES—

For Appellant: David Kaufman.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(1213-27-A)

WHEREAS, David Kaufman, for Union Match Co., owner, filed, November 15, 1927, an appeal from a decision of the fire commissioner, affecting premises 108-116 Lorraine street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated November 15, 1927 (Plan No. 2809-25), reads:

"Chapter 10, Article 7, Section 101, subdivision 2-c of the Code of Ordinances, City of New York, prohibits the storage or sale of matches in quantities aggregating more than 60 matchman's gross, in any premises where petroleum or the liquid products thereof are stored."; and

WHEREAS, the building is non-fireproof, one story in height, 100 ft. by 200 ft. in area; OCCUPIED for the manufacture of matches, 55 persons; and

WHEREAS, the fire commissioner has notified this board that the occupancy is classed as hazardous by the fire department and also requests an early hearing; and

WHEREAS, the appellant claims that the fuel oil burning system installed consists of a 3,500-gallon storage tank, buried outside, under the sidewalk, connected with all required valves and piping to two Leiman Brothers Oil Pumps and Ballard Automatic Oil Burners, using Grade A oil, located in the boiler room which is separated from the rest of the building with fireproof materials; that no matches are manufactured directly above the boiler room; furthermore, the petitioner contends that the ordinance does not strictly apply in this case as the fuel oil is stored under the sidewalk and that no oil is manufactured, stored or kept for sale within the building; and

WHEREAS, this order is predicated on the installation and operation of a fuel oil heating equipment.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the conduct, use and storage of the match business shall be in accordance with the requirements of the code of ordinance covering such occupancy and use and that the fuel oil burning equipment installed on the premises shall be maintained and operated in accordance with the fuel oil rules of the board of standards and appeals.

1095-27-A.

APPELLANT—Carrere & Hastings, for Kohler Company Corp., lessee.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—705-713 Fifth avenue and 3-5 East 55th street, Manhattan.

APPEARANCES—

For Appellant: Theodore C. Coe.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(1095-27-A)

WHEREAS, Carrere & Hastings, for 705 Fifth Avenue Corp., owner, filed, October 10, 1927, an appeal from a decision of the fire commissioner, affecting premises 705-713 Fifth avenue and 3-5 East 55th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated September 23, 1927 (Plan No. 2409-27), reads:

"1. Gasoline system may not be permitted in this type of occupancy.

"2. No portion of system beyond the building line can be approved.";

and

WHEREAS, the building is fireproof, 15 stories in height, 120 ft. 5 in. by 150 ft. in area; OCCUPIED: cellar, business and storage; 1st story, stores, 35 men, 35 women; 2nd

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and 3rd stories, offices and show rooms, 75 men, 75 women, each floor; 4th to 11th stories, inclusive, offices and show rooms, 25 per cent. manufacturing, 75 men, 75 women, each floor; 12th to 15th stories, inclusive, business offices, 75 men, 75 women, each floor; Kohler Company occupying the first story as a display and show room and also occupying a portion of the basement; it is proposed to install in the basement floor space four individual electric lighting units to be operated for demonstration purposes and to consist of a small gasoline engine and motor combined, the units to be located beyond the building line and vault space under the sidewalk; the vacuum tank of these units will not have a greater capacity than one pint of gasoline, and a 25-gallon storage tank will be located beneath the basement floor; the engine is to have a separate exhaust line discharging above the roof of the main building; and

WHEREAS, the appellant contends that the floor space occupied by Kohler Company is practically isolated from the rest of the building and will be used as show room and sales room for plumbing fixtures and that there will be no boiler room or boilers in the building.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the gasoline storage shall be restricted to the operation for demonstration and display use of an illuminating light system and that the gasoline storage shall not exceed twenty-five gallons, maintained in a steel drum, buried below the basement story, and that the individual lighting fixture demonstration shall be restricted to four units, each unit provided with a vacuum tank not to exceed a capacity of one pint; that the room or space wherein the demonstration is maintained shall be enclosed by walls of approved fireproof construction; that the lighting display and demonstration shall be confined to the basement story and installed substantially in accordance with the plans filed in this appeal, drawings marked A and B, and that this modification shall be granted for a temporary period of two years from the date of this action.

BUILDING ZONE CASES

1050-27-BZ.

APPLICANT—William F. Doyle, for S. S. Kresge Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building occupied in part for business purposes.

PREMISES AFFECTED—2125 86th street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: T. H. Cheyette and Herman Rosenbloch.

ACTION OF BOARD—Laid over to March 27, 1928, at 2 p. m., on request of applicant.

282-27-BZ.

APPLICANT—Philip J. Sinnott, substituted for William F. Doyle, for Wezco Realty Corp., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles, and the installation of a gasoline service station (previously withdrawn).

PREMISES AFFECTED—200-208 East 111th street and 2013-2025 Third avenue, Manhattan.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Laid over to March 6, 1928, at 10 a. m., on request of applicant.

689-27-BZ.

APPLICANT—Peter M. Coco, for Orlando Vecchione, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Junction of Kissena boulevard and Colden avenue, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Peter M. Coco, Orlando Vecchione and Abraham Daniels.

For Opposition: Thomas A. Grady, Arthur H. Haaren and Albert G. Dimmetlin.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(689-27-BZ)

WHEREAS, Peter M. Coco, for Orlando Vecchione, owner, filed, June 15, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises Junction of Kissena boulevard and Colden avenue, Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 28, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kissena boulevard is in a business district, Colden avenue is in a business district and Poplar avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 3, 1927, reads:

"Plan No. N. B. 8303-27:

"The erection of a building in a business district to be used as a gasoline service station is contrary to the zone law.";

and

WHEREAS, it is proposed to erect an office, bury five 550-gallon storage tanks and erect five pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

105-27-BZ.

APPLICANT—William F. Doyle, for Sobol Bros., owners.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

PREMISES AFFECTED—301-303 Mulberry street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Charles W. Cooper, George J. Gillespie, Jr., and Baldwin Schlesinger.

ACTION OF BOARD—Application denied.

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THE VOTE TO GRANT—

Affirmative: Commissioner Holland and
Commissioner Guilfoyle 2
Negative: Chairman Walsh, Commissioner
Connell and Deputy Chief Martin..... 3
Absent 0

THE RESOLUTION—

(105-27-BZ)

WHEREAS, William F. Doyle, for Sobol Brothers, owner, filed, February 1, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 301-303 Mulberry street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 28, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Mulberry street is in a business district, Lafayette street, east side, is in a business district and Lafayette street, west side, is in an unrestricted district; and

WHEREAS, the decision of the fire commissioner, rendered January 22, 1927 (Ap. No. 153-27), reads:

"1. A gasoline service station may not be permitted in a business district."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 50 ft. on Mulberry street, 49 ft. 6¾ in. on Lafayette street and a maximum depth of 43 ft. 4 in., upon which it is proposed to erect a gasoline service station consisting of a small office and accessories store and also the necessary tanks and pumps for a complete installation; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

906-27-BZ.

APPLICANT—Edward P. Doyle, for Walter J. M. Donovan, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously withdrawn).

PREMISES AFFECTED—3803-3809 Tenth avenue and 440-446 West 204th street, Manhattan.

APPEARANCES—

For Applicant: Edward T. Doyle.

For Opposition: Myrer Appel, August F. Schwarzer and J. N. Butterly.

ACTION OF BOARD—Chairman read committee's report. Report of committee adopted. Application denied.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Absent 0

THE RESOLUTION—

(906-27-BZ)

WHEREAS, Edward P. Doyle, for Walter J. M. Donovan,

owner, filed, August 10, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 3803-3809 Tenth avenue and 440-446 West 204th street, southeast corner, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 28, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Tenth avenue is in a business district, West 204th street is in a residence district and West 203rd street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 8, 1927 (Applic. No. 341-1927), reads:

"1. A public garage for more than 5 cars may not be erected in a business district. Art. II, Sec. 4, Zoning Regulations."

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 100 ft. on West 204th street and 99.11 ft. on Tenth avenue; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

956-27-BZ.

APPLICANT—Henry R. Mygatt, for Stanley Murray, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—East side of Jerome avenue 105.36 feet north of East 172nd street, Bronx.

APPEARANCES—

For Applicant: Henry R. Mygatt and Stanley Murray.

For Opposition: Gustav B. Garfield and Abraham Mann.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Absent 0

THE RESOLUTION—

(956-27-BZ)

WHEREAS, Henry R. Mygatt, for Stanley Murray, owner, filed, August 26, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises east side of Jerome avenue, 105.36 ft. north of East 172nd street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 28, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district, East 172nd street is in a business and residence district and Townsend avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 6, 1927 (App. 1765-27), reads:

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"1. Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of the Building Zone Resolution.";

and
WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 325 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 on the ground of hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

1025-27-BZ.

APPLICANT—Gardiner Conroy, for Oppenheim, Michelson & Zamore Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Avenue U and Bringham street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Nathan Frank, Edwin Joseph, Mrs. Lucci, William Reller and Nathan Gieter.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(1025-27-BZ)

WHEREAS, Gardiner Conroy, for Oppenheim, Michelson & Zamore Realty Corp., owner, filed, September 19, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Avenue U and Bringham street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 28, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Avenue U is in a business district, Bringham street is in a residence district and Gerritson avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 19, 1927 (Applic. No. 13433-1927), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4 a, Subdiv. 46.

"The installation of a gasoline service station in a business district.";

and
WHEREAS, the premises consist of an irregular-shaped plot of ground, having a frontage of 62 ft. 87/8 in. on Old Avenue U, 39 ft. 47/8 in. on Bringham street and 74 ft. 1 1/2 in. on New Avenue U, upon which it is proposed to erect a small office, a greasing rack and install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 in view of the irregular shape and size of the plot, which would make it unsuitable for a conforming use; and

WHEREAS, at the public hearing the objectors practically withdrew their objections for the reason that they had been mistaken as to the location for the proposed gasoline station.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be erected a one-story building for the use and accommodation of the patrons of the premises; that the building shall be finished on the exterior with glazed, white enamel brick and with vitreous tile roofing; that there shall be no grease racks or service racks maintained or operated on these premises; that there shall be no portable gasoline tanks maintained or operated on these premises; that any advertising display shall be restricted to the illuminated glass lamps of the oil pumps and flat wall signs on the one-story building; that all permits required shall be obtained within sixty days and any work involved shall be completed within one year from the date of this action.

1079-27-BZ.

APPLICANT—William F. Doyle, for Repp Holding Corp., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Utica avenue and Avenue O, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Louis Levine and William A. Thomas.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(1079-27-BZ)

WHEREAS, William F. Doyle, for Repp Holding Corp., owner, filed, October 5, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Utica avenue and Avenue O, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 28, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Utica avenue is in a business and unrestricted district, Avenue O is in a residence and unrestricted district and East 51st street is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered September 30, 1927 (Plan No. 3074-27), reads:

"A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals.";

and

WHEREAS, the premises consist of a plot of ground, 80 ft. by 100 ft., on which it is proposed to erect an office, one story, 20 ft. by 15 ft., bury six 550-gallon gasoline tanks and erect four pumps for the operation of a gasoline service station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 in view of the surrounding conditions.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that this plot shall be enclosed on the abutting property lines with

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walls of approved masonry not less than 10 ft. in height, finished with enameled, glazed brick and coped with architectural terra cotta; that there shall be not more than one building erected on the premises not exceeding an area of 15 ft. by 20 ft. for the accommodation of the patrons of the premises; that the exterior of this building shall be finished with light-color enameled brick; that the roof shall be finished with tile of Spanish type or variegated slate; that a concrete curbing not less than 12 in. in height above grade shall be erected along the building line on the street fronts, other than for the driveway accommodations; that there shall be no grease racks or similar mechanical appurtenances erected or operated on these premises, and that all permits required shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

214-27-BZ.

APPLICANT—William F. Doyle, for Irene E. Russik, owner.

SUBJECT—Application for amendment of resolution and approval of plans in accordance therewith.

PREMISES AFFECTED—Southwest corner Cedar avenue and West Fordham road, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Chairman read engineer's report. Resolution amended and plans approved on engineer's report, as in substantial compliance with resolution.

THE VOTE TO AMEND RESOLUTION AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(214-27-BZ)

WHEREAS, William F. Doyle, for Irene E. Russik, owner, filed, March 3, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Cedar avenue and West Fordham road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 7, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West Fordham road is in a business district, Cedar avenue is in a residence and unrestricted district and Harlem River terrace is in a residence, business and unrestricted district; and

WHEREAS, the decision of the fire commissioner, rendered March 2, 1927 (Alt. No. 485-27), reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals.";

and

WHEREAS, it is proposed to erect a one-story all-metal office, bury ten 550-gallon storage tanks, erect six pumps, also grease racks for the purpose of conducting a gasoline service station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship; and

WHEREAS, this application was granted by the board at its meeting, May 31, 1927, on certain conditions, and applicant requested a modification of the time limit imposed, and

further requested, February 28, 1928, a modification as to wall to be erected.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the premises be entirely enclosed at the rear or southerly property line and on the Cedar avenue frontage at the building line with walls not less than 10 ft. in height, unpierced, or an ornamental iron fence, and that the wall at the street front at the intersection of West Fordham road shall be reduced by a double curved sweep to a height of not less than 5 ft. above grade; that the exterior of the wall on the Cedar avenue front and the exposed surface of the rear, southerly wall shall be finished with tapestry face brick; that the exposed surface of the interior of the enclosing wall shall be finished with enamel brick, wall to be coped with marble, architectural terra cotta or natural stone; that there shall be no advertising of any nature or description displayed on the exterior of the wall; any advertising display to be restricted to the wall surface on the interior of the plot; that any gasoline service operation on these premises shall be conducted within the property lines; that there shall be no portable gasoline tanks maintained or operated on the premises; that any arc lights or electric light standards erected shall be provided with reflectors for the protection from glare of the properties to the south and east; that a return of the drawings shall be made to this board, in accordance with the foregoing stipulations of this resolution, for approval, before submitting same to the superintendent of buildings; that all necessary permits shall be obtained within six months and the work involved completed within one year from the date of this action—December 27, 1927.

AREAS FIXED.

(1043-27-BZ)

The chairman presented and read a communication from Henry G. Harrington, requesting the board to fix the area deemed affected and within which to obtain consents to permit the extension from an unrestricted district into a business district of a garage for more than five motor vehicles; premises 608-616 Union street and 569-577 President street, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Union street and President street, from a point 100 ft. west of Fourth avenue to a point 400 ft. east of the premises in question and, also, both sides of Fourth avenue from a point 100 ft. south of President street to a point 100 ft. north of Union street.

(88-28-BZ)

The chairman presented and read a communication from Thomas B. Connelly, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business use district the erection and maintenance of a gasoline service station; premises 109-65 to 109-71 Sutphin Boulevard, Jamaica, Borough of Queens.

The following area was approved by the board:

Both sides of Sutphin boulevard from 110th road to a point 400 ft. north of premises in question; both sides of Brinkerhoff avenue from a point 100 ft. east of Sutphin boulevard to a point 400 ft. west of proposed gasoline station.

Adjourned 3.15 p. m.

WILLIAM J. O'GORMAN, Secretary.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 28, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS

809-27-S.

PETITIONER—Detroit Cadillac Motor Car Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—243-249 West 67th street, Manhattan.

APPEARANCES—

For Petitioner: John A. Bell, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 20, 1928, at 2 p. m., on request of petitioner's representative.

990-27-S.

PETITIONER—Harry Rubin, for Rubin & Filippo, lessees.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (12th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 20, 1928, at 2 p. m., on request of petitioner's representative.

991-27-S.

PETITIONER—Isidore Ash, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (9th floor, front), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 20, 1928, at 2 p. m., on request of petitioner's representative.

992-27-S.

PETITIONER—Hoffman, Friedman & Mandel for Joe Rosenthal & Co., lessee.

SUBJECT—Variation of the labor law as cited in decision of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (7th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 20, 1928 at 2 p. m., on request of petitioner's representative.

993-27-S.

PETITIONER—Joseph Greenberg Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in decision of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (5th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 20, 1928, at 2 p. m., on request of petitioner's representative.

994-27-S.

PETITIONER—Simon Costume & Dress Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (8th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 20, 1928, at 2 p. m., on request of petitioner's representative.

995-27-S.

PETITIONER—Max Sadowsky, for Sadowsky Costume Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (15th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 20, 1928, at 2 p. m., on request of petitioner's representative.

996-27-S.

PETITIONER—Harry J. Kane, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (4th floor, front), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 20, 1928, at 2 p. m., on request of petitioner's representative.

998-27-S.

PETITIONER—Sam Zahn, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (3rd floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 20, 1928, at 2 p. m., on request of petitioner's representative.

999-27-S.

PETITIONER—Eli Lahm, for Lahm & Co., lessee.

at 2 p. m., on request of petitioner's representative.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (6th floor), Manhattan.

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APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 20, 1928, at 2 p. m., on request of petitioner's representative.

502-27-S.

PETITIONER—Thomas I. Sheridan, for Stephen Realty Co., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—16-24 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: David Samuelson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 3, 1928, at 2 p. m., on request of petitioner's representative.

769-27-S.

PETITIONER—Rees & Rees, owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—232-236 East 40th street, Manhattan.

APPEARANCES—

For Petitioner: Irving J. Glatzer.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 13, 1928, at 2 p. m., on request of petitioner.

1134-27-S.

PETITIONER—Wm. I. Hohausser, Inc., for Estey Construction Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—245-249 West 27th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(1134-27-S)

WHEREAS, the petitioner has failed to complete his papers, though duly notified to do so.

Resolved, that the foregoing petition be and it hereby is dismissed for lack of prosecution.

930-27-S.

PETITIONER—251 West 37th Street, Inc., owner.

SUBJECT—Variation of the labor law as cited in an order of the fire commissioner.

PREMISES AFFECTED—247-263 West 37th street (11th floor), Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(930-27-S)

WHEREAS, 251 West 37th Street, Inc., owner, filed, August 18, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 247-263 West 37th street (11th floor), Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 29, 1927 (Order No. 25079-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, 18 stories in height, 150 ft. by 98 ft. 9 in. in area; OCCUPIED: 1st story, stores; upper stories, offices, show rooms and manufacture of women's wear, 170 persons per story; the front portion of the 11th story being occupied by a jobber in dresses, 30 persons, and the rear portion as offices, show rooms and for the manufacture of dresses, 50 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not constructed of incombustible materials have been erected on the 11th story of the building; and

WHEREAS, petitioner contends that the partitions do not interfere with the sprinkler system or with the means of exit from the building; and

WHEREAS, no one appeared when this case was called.

Resolved, that the petition be and it hereby is dismissed for lack of prosecution.

931-27-S.

PETITIONER—251 West 37th Street, Inc., owner.

SUBJECT—Variation of the labor law as cited in an order of the fire commissioner.

PREMISES AFFECTED—247-263 West 37th street (12th floor), Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(931-27-S)

WHEREAS, 251 West 37th Street, Inc., owner, filed, August 18, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 247-263 West 37th street (12th floor), Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 29, 1927 (Order No. 25079-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, 18 stories in height, 150 ft. by 98 ft. 9 in. in area; OCCUPIED: 1st story, stores; under stories, offices, show rooms and manufacture

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of women's wear, 170 persons per story; the front portion of the 12th story being occupied as office, show room and manufacture of dresses, 25 persons, and the rear portion being occupied as office, show room and manufacture of women's coats, 20 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not constructed of incombustible materials have been erected on the 12th story of the building; and

WHEREAS, petitioner contends that the partitions do not interfere with the sprinkler system or with the means of exit; and

WHEREAS, no one appeared when this case was called.
Resolved, that the petition be and it hereby is *dismissed* for lack of prosecution.

1049-27-S.
PETITIONER—John J. Gilmartin, for K. E. and A. K. Morgan, owners.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—700 Mott avenue, The Bronx.

APPEARANCES—
For Petitioner: John J. Gilmartin.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(1049-27-S)

WHEREAS, John J. Gilmartin, for K. E. and A. K. Morgan, owners, filed, September 26, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 700 Mott avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated May 18, 1927 (Order No. 21018-LD), reads:

"1. Remove the wood stairs to office northwest end of building as per Section 270 of the Labor Law.";
and

WHEREAS, the building is non-fireproof, two stories (34 ft.) and basement in height at Mott avenue and two stories (41 ft.) in height at Sheridan avenue, the two streets being at different levels; 118 ft. frontage on Mott avenue, 134 ft. on Sheridan avenue and a maximum depth of 172 ft.; OCCUPIED as a laundry: 1st story (on Sheridan avenue), 50 persons; 1st story (on Mott avenue), 100 persons; 2nd story (on Mott avenue), office, 5 persons; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; a four-inch-wide unenclosed wooden stairway, extending from the second story (Mott avenue front) to the first story hallway leading to Mott avenue; and

WHEREAS, petitioner contends that the stairway in question is an accommodation stairway leading to the office; that at its termination on the first story there is a fireproof, self-closing door and that it is protected by sprinkler heads; and

WHEREAS, the order affects an interior stairs opening from the fire-resisting passageway as accommodation use for the office on the second story, exclusive of required means of exit, which are provided in this building.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor

law, and that the petition be and it hereby is *granted*, only so far as it affects one existing interior stairs, opening into the fire-resisting stair hall, first story, *on condition* that the stairs, sides and soffit shall be protected by the sprinkler system; that a self-closing, fireproof door shall be provided at the termination of the stairs, first story; that the building shall be not increased in height, area or dimension, and that this variation is granted so long as conditions as to occupancy and use remain unchanged.

740-27-S.

PETITIONER—Louis Huethwohl, owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—513-515 Flushing avenue, Brooklyn.

APPEARANCES—

For Petitioner: Joseph A. Dodin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(740-27-S)

WHEREAS, Louis Huethwohl, owner, filed, June 24, 1927, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 513-515 Flushing avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 22, 1927 (Order No. 18381-LD), reads:

"1. Provide an additional means of exit from 2nd story as per Rule 8 of the Board of Standards and Appeals adopted February 23rd, 1927.

"Among the defects noted on this fire escape are the following: Windows on course not fireproof, etc. No direct exit to roof. No iron or fireproof ramp from 2nd story over roof to head or balcony of counter balancing stairway.";

and
WHEREAS, the order of the fire commissioner, dated April 22, 1927 (Order No. 18382-LD), reads:

"2. Arrange iron bars on windows on North, East, South and West sides of 1st story so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Section 272 of the Labor Law.";

and
WHEREAS, Order Nos. 18381-LD and 18382-LD were rescinded and new order issued as follows, dated January 11, 1928:

"Order No. 31262-LD:

"1. Provide an additional means of exit from each subdivision on 2nd story remote from interior stairway as per rule 8, of Board of Standards and Appeals, adopted Feb. 23, 1927.";

and
WHEREAS, the building is non-fireproof, two stories in height, 50 ft. by 100 ft. in area, separated into two sections by a fore and aft brick wall; OCCUPIED: 1st story, brass foundry, 3 persons; 2nd story (westerly front), janitor's apartment; (easterly front), manufacture of pants, 15 persons; (westerly rear), manufacture of children's clothing, 13 persons; EXITS: an interior wooden stairway, extending from the first story to second story, enclosed in metal-covered wood partitions with metal-covered wood with wire glass paneled doors at openings; a fire escape balcony on the easterly side of the one-story extension roof at the

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northeasterly part of the building with a counterbalanced stairs leading to yard of premises to east, with EGRESS from the termination of the fire escape by means of a covered driveway in building to the east leading from the yard to street; ROOFS of adjoining buildings are at same level; and

WHEREAS, there are iron bars covering windows on the first story in the south, east and west walls of the building; and

WHEREAS, petitioner contends that the barred windows are not necessary as a means of exit and requests the acceptance of the existing fire escape; and

WHEREAS, the petition was filed under variation for Order No. 18381-LD and 18382-LD, which has been superseded by Order No. 31262-LD, and Order No. 18381-LD having been rescinded of record by the fire department; and

WHEREAS, the petitioner withdrew his petition as to Order No. 18382-LD.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to item 1, of Order No. 31262-LD, *on condition* that a party wall iron balcony shall be provided on the Flushing avenue front, second story, embracing not less than three windows on the No. 513 side of the party wall and not less than two windows on the No. 515 side of the party wall, with drop ladder in guides from the balcony to the street; that at least one window from the open workshop at the easterly side of the second story shall be cut down to a door opening on roof of the extension to the north; that iron steps shall be provided to overcome any distance between the floor and roof level; that a doorway shall be provided approximately in the center of the easterly gable wall on the second story from the workshop to the roof of the one-story extension, with egress from the roof of the one-story extension by iron steps to iron balcony with counterbalanced stairs from side balcony to yard level, with exit from the termination at yard level through driveway to adjoining property to east; that affidavit of consent of the adjoining owner for such egress shall be filed with the fire department; that the horizontal opening, second story, between workshop and living quarters, shall be equipped with kalameined, self-closing fireproof door, opening out; that the building shall be not increased in height, area or dimensions, and that this variation is granted so long as conditions as to occupancy and use remain unchanged.

APPLIANCES SUBMITTED FOR APPROVAL

698-27-SA.

PETITIONER—Everite Utilitiés Corp.
SUBJECT—Everite Oil Burner, approval of.
APPEARANCES—None.

ACTION OF BOARD—Laid over to March 13, 1928,
2 p. m.

402-27-SA.

PETITIONER—Stanley & Patterson, Inc.
SUBJECT—Application for reopening—amendment of resolution—re approval of Faraday Model A, C, F & H Control Panel Single Stroke Gongs and Trouble Bell.

APPEARANCES—

For Petitioner: Christopher Petterson.

ACTION OF BOARD—Request to reopen petition denied.

THE VOTE TO REOPEN—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

1076-27-SA.

PETITIONER—Ford Regulator Valve Co., Inc.
SUBJECT—Ford Automatic Pressure Regulating Valve approval of.

APPEARANCES—

For Petitioner: William Munzer and Thomas B Ford.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn on request of petitioner.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative

Absent

111-26-SA.

PETITIONER—Warren Brothers Company.

SUBJECT—Approval of Gem Fuel Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Report of committee adopted

THE VOTE TO ADOPT REPORT AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative

Absent

THE RESOLUTION—

(111-26-SA)

WHEREAS, Warren Brothers Co. filed, February 8, 1926 a petition with the board of standards and appeals for approval of their device known as the Gem Fuel Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 426 Hamilton avenue, the Municipal Asphalt Plant, and recommends the approval of the device

Resolved, that the board of standards and appeals does hereby *approve* the device known as the Gem Fuel Oil Burner for use with fuel oil in industrial operations when installed and operated under a certified operator and in accordance with the fuel oil rules of the board of standards and appeals.

792-26-SA.

PETITIONER—Louis C. Eitzen Company.

SUBJECT—North American Low Pressure Oil Burner approval of.

APPEARANCES—None.

ACTION OF BOARD—Report of committee adopted petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative

Absent

THE RESOLUTION—

(792-26-SA)

WHEREAS, Louis C. Eitzen Company filed, September 27 1926, a petition with the board of standards and appeals for approval of their device known as the North American Low Pressure Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises plant of E. W. Bliss & Co., 53rd street and Second avenue, Borough of Brooklyn, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the device known as the North American Low Pressure Oil Burner for use with fuel oil in indus-

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ial operations when installed and operated under a certified operator and in accordance with the fuel oil rules of the board of standards and appeals.

3-27-SA.
PETITIONER—Hauck Manufacturing Co.
SUBJECT—Hauck Venturi Low Pressure Oil Burner, approval of.

APPEARANCES—None.
ACTION OF BOARD—Report of committee adopted; petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(88-27-SA)

WHEREAS, Hauck Manufacturing Company filed, January 8, 1927, a petition with the board of standards and appeals for approval of their device known as the Hauck Venturi Low Pressure Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 101-113 Eleventh street, Borough of Brooklyn, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Hauck Venturi Low Pressure Oil Burner for use with Grade A and Grade B fuel oil in domestic and commercial installations when installed in accordance with the fuel oil rules and equipped with automatic controls and safety devices and in addition for commercial installations and for industrial installations when under the constant supervision of a certified operator.

181-27-SA.
PETITIONER—Eisler Engineering Company, Inc.
SUBJECT—Eisler Automatic Oil Burner, approval of.
APPEARANCES—

For Petitioner: Charles Eisler.

ACTION OF BOARD—Report of committee adopted.
THE VOTE TO ADOPT AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(481-27-SA)

WHEREAS, Eisler Engineering Co., Inc., filed, November 3, 1927, a petition with the board of standards and appeals for approval of their device known as the Eisler Automatic Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 1238 East 13th street, Borough of Brooklyn, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Eisler Automatic Oil Burner for use with Grade A and Grade B fuel oil in domestic and commercial installations only and when installed in accordance with the fuel oil rules of the board of standards and appeals.

1149-27-SA.
PETITIONER—A. W. Dovel Co., Inc., agent, for Enterprise Burner Co., owner.
SUBJECT—Enterprise Rotary Fuel Oil Burner, approval of.
APPEARANCES—

For Petitioner: J. B. Holbrook.

ACTION OF BOARD—Report of committee adopted.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(1149-27-SA)

WHEREAS, A. W. Dovel Co., Inc., filed, October 26, 1927, a petition with the board of standards and appeals for approval of their device known as the Enterprise Rotary Fuel Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 890 Utica avenue, Borough of Brooklyn, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Enterprise Rotary Fuel Oil Burner for use with Grade A and Grade B fuel oil in domestic and commercial installations when equipped with automatic controls and safety devices and installed in accordance with the fuel oil rules and for industrial operation when under the constant supervision of a certified operator.

11-28-SA.
PETITIONER—A. W. Dovel Company, Inc., for Enterprise Oil Burner Co., owner.
SUBJECT—Enterprise Oil Pump Set, approval of.
APPEARANCES—

For Petitioner: J. B. Holbrook.

ACTION OF BOARD—Report of committee adopted; petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(11-28-SA)

WHEREAS, A. W. Dovel Co., Inc., filed, January 6, 1928, a petition with the board of standards and appeals for approval of their device known as the Enterprise Oil Pump; and

WHEREAS, a committee of the board inspected this device in operation at premises 890 Utica avenue, Borough of Brooklyn, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Enterprise Oil Pump for use with Grade A and Grade B fuel oil when installed in accordance with the fuel oil rules and when the moving parts in contact with the oil are of brass or bronze.

651-27-SA.
PETITIONER—Sargent & Greenleaf, Inc.
SUBJECT—The S. & G. Panic Lock, approval of.
APPEARANCES—

For Petitioner: Paul A. Nivling.

ACTION OF BOARD—Appliance approved in accordance with report of fire department.

THE VOTE TO APPROVE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(651-27-SA)

WHEREAS, Sargent & Greenleaf, Inc., filed, November 10, 1927, a petition with the board of standards and appeals for

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approval of their device known as the Sargent & Greenleaf Panic Lock; and

WHEREAS, this device was submitted to the fire department for test and report, and a report of the fire commissioner, dated December 31, 1927, recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the device known as the Sargent & Greenleaf Panic Lock for use where permitted or required under the law or in the rules of the board.

Adjourned 5.15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

RULES

SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,
August 13, 1918.

RULE 1. PERMIT.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the fire commissioner.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

CONCRETE RULES

USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 29-27-A—39 Fifth avenue, Manhattan.
 30-27-A—13-16 Central Park West, Manhattan.
 31-27-A—20-28 West 72nd street, Manhattan.
 32-27-A—242-248 West 76th street, Manhattan.
Appliances Submitted for Approval.
 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
 57-21-SA—Ford Fire Line Reducing Valve, approval of.
 57-22-SA—Howard Water Pressure Reducing Devices, approval of.
 510-22-SA—Crocker Gas Valve, approval of.
 599-22-SA—Kennell Gas Cut-Off Valve, approval of.
 573-22-SA—Anti-Syphon Valve, approval of.
 530-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
 549-22-SA—Clen Oil Burner, approval of.
 591-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
 5124-23-SA—Master Gas Shut-Off Valve, approval of.
 5125-23-SA—Packless Gas Shut-Off Valve, approval of.
 5127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
 5232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
 5275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
 5279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
 5297-23-SA—"Automatic" Deluge Valve, approval of.
 5443-23-SA—Automatic Gas Shut-Off, approval of.
 5525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
 5952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
 5959-23-SA—Hydro Carbon Oil Burner, approval of.
 5246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
 5346-23-SA—Heatiator Oil Burner, approval of.
 5550-23-SA—Apex Gas Cut-Off Valve, approval of.
 5492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
 5753-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
 5907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
 51016-24-SA—Milnes Oil Burner, approval of.
 51108-24-SA—Simplicity Fuel Oil Burner, approval of.
 51142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
 51146-24-SA—Salvo Fire Extinguisher, approval of.
 51359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
 51500-24-SA—Smolensky Check Valve, approval of.
 5558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
 5683-25-SA—Billow Fuel Oil Burner, approval of.
 5985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
 51106-25-SA—Modern Oil Burner, approval of.

- 51263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
 51264-25-SA—Koerting Gear Pump, approval of.
 51346-25-SA—Palmer Gravity Lock, approval of.
 5167-26-SA—Johnson Automatic Oil Burner, approval of.
 5353-26-SA—Signal Weatherproof Bells, approval of.
 5364-26-SA—Kork-n-Seal, approval of.
 5397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
 5418-26-SA—Film Inspection Machine (approved type), approval of.
 5484-26-SA—Protectoseal Cover, approval of.
 5442-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
 5751-26-SA—Jones Oil Burner, approval of.
 5781-26-SA—Solenoid Type Single Stroke Bells, approval of.
 5890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
 5929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
 5950-26-SA—Ideal Fuel Oil Burner, approval of.
 552-27-SA—M-D Rotary Fuel Oil Pump, approval of.
 5110-27-SA—Wilbur Extinguisher, approval of.
 5115-27-SA—Even-Heat Oil Burner, approval of.
 5128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
 5129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
 5187-27-SA—Keenan Gas Shut-Off Valve, approval of.
 5458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
 5527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
 5537-27-SA—Leader Gas Shut-Off Valve, approval of.
 5618-27-SA—Stuhler Oil Burner, approval of.
 5630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
 5810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
 5814-27-SA—Elkhart Flush Type Siamese, approval of.
 5899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
 5900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
 51034-27-SA—The Improved Lawrence May Oil Burner, approval of.
 51062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1927.....	669
Cases filed up to February 29, 1928.....	175
Restored to calendar.....	15

MISCELLANEOUS APPLICATIONS.	
Requests to reopen.....	40
Requests to amend.....	7
Requests for modification.....	4
Requests to rescind.....	1
Requests for extension of time.....	12
Requests for extension of permit.....	0
Requests for mechanical installations.....	0
Requests for approval of plans.....	3
Administrative requests.....	0
Requests for interpretation.....	1
Total	927
Disposed of.....	287
Cases pending February 29, 1928.....	640

DISPOSITION OF CASES.	
Withdrawn	29
Dismissed	24
Denied	47
Granted	0
Granted on condition.....	96
Appliances approved.....	14
Appliances dismissed, disapproved or withdrawn....	9
Rules approved.....	0
Rules disapproved or rescinded.....	0

MISCELLANEOUS ACTIONS.	
Requests to reopen granted.....	35
Requests to reopen denied.....	5
Requests to amend granted.....	7
Requests to amend denied.....	0
Requests for modification granted.....	2
Requests for modification denied.....	2
Requests to rescind granted.....	1
Requests to rescind denied.....	0
Requests for extension of time granted.....	11
Requests for extension of time denied.....	1
Requests for extension of permit granted.....	0
Requests for extension of permit denied.....	0
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	2
Plans disapproved.....	1
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	1
Requests withdrawn or dismissed.....	0
Total	287

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled, to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 11

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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This issue of the Bulletin contains, in the order given—

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, March 2, 1928, 2 p. m.

Minutes of Regular Meeting, March 6, 1928, 10 a. m.

Meeting of Regular Meeting, March 6, 1928, 2 p. m.

Corrections.

Appliances Approved.

Reserve Calendar.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, March 13, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, March 20, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

THE LIBRARY OF THE
UNIVERSITY OF ILLINOIS
MAR 24 1928

CALENDAR

DOCKET.

New Cases Filed up to March 7, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
205-28-A.....	F.D.....	138 West ave., L. I. C., Q., Alt. 649-28
204-28-BZ.....	B.B.B....	167-171 Washington ave., Bklyn., Applic. 1541-28
203-28-BZ.....	B.B.Bx...	1801 University ave., Bx., Alt. 50-1928
202-28-BZ.....	B.B.Bx...	1506 Bronxdale ave., Bx., N. B. 151-28
201-28-A.....	F.D.....	4055-5061 10th ave., Man., Alt. 1370-27
200-28-BZ.....	F.D.....	218-224 W. 230th st., Bx., Alt. 460-28
199-28-A.....	F.D.....	97-101 John st., Man., F-20695
198-28-BZ.....	B.B.B....	505-517 Pacific st., Bklyn., Applic. 23944-27
197-28-A.....	F.D.....	9130 113th st., Richmond Hill, Q., L. C. 15394
196-28-BZ.....	B.B.Q....	99 Tompkins ave., Glendale, Q., Alt. 388-28
195-28-A.....	F.D.....	2779-2799 Stillwell ave., L. I. C., Q., L. C. 1338
194-28-S.....	F.D.....	402 Broadway, Man., L. D. 31741
193-28-S.....	F.D.....	815 E. 136th st., Bx., L. D. 99851
192-28-S.....	F.D.....	338 E. 31st st., Man., L. D. 31214
191-28-S.....	H.D.....	240 E. 28th st., Man., Sanitary Certificate
190-28-A.....	F.D.....	3607-3609 Queens blvd., L. I. C., Q., L. C. 13849
189-28-BZ.....	B.B.B....	237-239 Nostrand ave., Bklyn., Applic. 1657-28
188-28-SA.....	F.D.....	Faraday Waterflo Alarm Panel, Appliance
187-28-SA.....	F.D.....	Faraday Model Single Stroke Solenoid 110 Volt., D. C., Fire Alarm Gong, Appliance
186-28-S.....	B.B.M....	2165 Amsterdam ave., Man., N. B. 71-1928
185-28-S.....	F.D.....	1205 Manhattan ave., Bklyn., L. D. 31412
184-28-S.....	F.D.....	1155-69 Manhattan ave., Bklyn., L. D. 31418
183-28-S.....	F.D.....	1171-99 Manhattan ave., Bklyn., L. D. 31415
182-28-A.....	F.D.....	1155-1205 Manhattan ave., Bklyn., F-31421
181-28-S.....	F.D.....	20-22 W. 57th st., Man., N. B. 529-26
180-28-BZ.....	B.B.Bx...	410 City Island ave., Bx., Alt. 72-1928
179-28-BZ.....	B.B.Bx...	2504 Boston Post rd., Bx., N. B. 309-28
178-28-BZ.....	F.D.....	2-6 Herbert st., Bklyn., Alt. 128-28

177-28-BZ.....B.B.B....224 Humboldt st., Bklyn.,
Applic. 2165-27

176-28-BZ.....B.B.M....361-375 Park ave., Man.,
Alt. 182-1928

Restored to Calendar.

977-27-SA.....F.D.....Romec Rotary Pump,
Appliance

872-27-S.....F.D.....21 E. 8th st., Man.,
L. D. 23176

845-27-S.....B.B.M....16 E. 56th st., Man.,
Alt. 983-27

584-22-A.....F.D.....46 E. 14th st., Man.,
F-26523

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, MARCH 13, 1928, AT 2 P. M.

Building Zone Cases.

979-27-BZ.

APPLICANT—Gardiner Conroy, for Tony Trifirio, owner.
PREMISES—949 Liberty avenue, Brooklyn.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

1019-27-BZ.

APPLICANT—William E. Kennedy, for McBrearty Build-
ing Co., Inc., owner.
PREMISES—Southeast corner of Colfax avenue and 111th
road, Bellaire, Borough of Queens.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a residence district the erection and main-
tenance of a building for store occupancy on the
first story.

1121-27-BZ.

APPLICANT—Joseph Parisi, for Mary Steyn and Minnie
Jay, owners.
PREMISES—388-390 East 201st street, The Bronx.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a residence district the erection and main-
tenance of a business building (stores).

1141-27-BZ.

APPLICANT—Philip J. Sinnott, for Harsing Realty Corp.,
owner.
PREMISES—1575 Grand Concourse, southwest corner of
Mount Eden avenue, The Bronx.
APPLICATION, under sections 7c and 21 of the building
zone resolution,
TO PERMIT in a residence district, extending from a
business district, the alteration and change of occu-
pancy in part of basement for store purposes.

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1148-27-BZ.

APPLICANT—Philip J. Sinnott, for Arrowlene, Inc., owner.

PREMISES—Southeast corner of Franklin avenue and Atlantic avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

061-27-BZ.

APPLICANT—Thomas D. La Colla, for Elizabeth Warmes, owner.

PREMISES—103-12 Gilbert street (170th street) and 502 South street (Liberty avenue), Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

MARCH 13, 1928, 10 A. M.

Appeals from Administrative Orders.

1047-27-A—38 Pine street, Manhattan.

1072-27-A—243 West 34th street, Manhattan.

1080-27-A—377-379 Broadway and 59-61 White street, Manhattan.

1127-27-A—135 West 42nd street, Manhattan.

1113-27-A—1440 Broadway, Manhattan.

131-28-A—149 Ashland place, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 13, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 937-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Abraham Linsky, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5338-5342 Kings Highway, northwest corner of Farra-gut road, Brooklyn.

CAL. NO. 961-27-BZ—Application, August 30, 1927, under sections 7c and 21 of the building zone resolution, of The New York Edison Co., applicant and owner, to permit in a residence district the alteration and extension to an existing transforming and electrical distributing station; premises 148-148½ East 40th street and 151-153 East 39th street, Manhattan.

CAL. NO. 1018-27-BZ—Application, September 17, 1927, under section 21 of the building zone resolution, of Charles Pfeifer and Meta Frese, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 2560 Coney Island avenue and 827 Gravesend Neck road, northwest corner, Brooklyn.

CAL. NO. 1024-27-BZ—Application, September 19, 1927, under sections 7g and 21 of the building zone

resolution, of I. L. Crausman, applicant, on behalf of 174th Street and Jerome Avenue Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1650-1664 Jerome avenue and 1-9 East 174th street, northeast corner, The Bronx.

CAL. NO. 524-27-BZ—Application, May 11, 1927, under section 21 of the building zone resolution, of Peter M. Coco, applicant, on behalf of Isidore Tannenbaum, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises junction of Rocky Hill road and 47th avenue, 57.67 ft. west of 202nd street, Flushing, Borough of Queens.

CAL. NO. 885 27-BZ—Application, August 4, 1927, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Eugene M. McCauliff, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2722-2728 Bailey avenue, The Bronx.

CAL. NO. 688-27-BZ—Application, June 15, 1927, under section 21 of the building zone resolution, of Peter M. Coco, applicant, on behalf of Russell Gasero, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Northern boulevard and 239th street, Douglaston, Borough of Queens.

CAL. NO. 787-27-BZ—Application, July 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, substituted for Louis A. Sheinart, on behalf of Edis Realty Co., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station (previously denied); premises northeast corner of Bay Ridge avenue and Shore road, Brooklyn.

CAL. NO. 1042-27-BZ—Application, September 23, 1927, under sections 7e and 21 of the building zone resolution, of Kavy & Kavovitt, applicants, on behalf of Ely Horlick, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 219-221 Frost street, Brooklyn.

CAL. NO. 1053-27-BZ—Application, September 26, 1927, under sections 7a and 21 of the building zone resolution, of William F. Doyle, applicant, substituted for Henry J. Nurick, on behalf of Clarog Holding Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 665-667 Rogers avenue and 208-222 Clarkson avenue, southeast corner, Brooklyn.

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CAL. NO. 510-27-BZ—Application, May 9, 1927, under sections 7g and 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Philip J. Sinnott, on behalf of Alden Terrace Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

MARCH 13, 1928, 2 P. M.

Petitions for Variations.

- 884-27-S—1926-1932 Broadway, Manhattan.
916-27-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.
982-27-S—76-78 Varick street and 9 Grand street, Manhattan.
769-27-S—232-236 East 40th street, Manhattan.
50-28-S—127-129 West 125th street, Manhattan.
1001-27-S—154 East 23rd street, Manhattan.
1073-27-S—211 Himrod street, Brooklyn.
1104-27-S—7 West 31st street, Manhattan.
1108-27-S—47-51 Pike street, Manhattan.
1124-27-S—248½-250 West 40th street, Manhattan.
632-27-S—303-305 Fifth avenue, Manhattan.
1036-27-S—208-212 West 76th street, Manhattan.
1017-27-S—20-22 West 57th street, Manhattan.
1396-22-S—127-129 West 125th street, Manhattan.

Appliances Submitted for Approval.

- 955-27-SA—Cook's Automatic Oil Burner, approval of.
698-27-SA—Everite Oil Burner, approval of.

Rules.

- 639-27-SR—Rules for Testing of Fireproof Wood, Amendments to.

FRIDAY, MARCH 16, 1928, AT 2 P. M. SPECIAL MEETING.

Rules.

- 281-22-SR—"Standpipe"—"Fire Lines," amendments to.

CALL OF CLERK'S CALENDAR TUESDAY, MARCH 20, 1928, AT 2 P. M.

Building Zone Cases.

- 1144-27-BZ.
APPLICANT—Marben Realty Corp., owner.
PREMISES—Southeast corner of Cedar avenue and West 179th street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1152-27-BZ.
APPLICANT—John J. Dunnigan, for Knickerbocker Hospital, owner.
PREMISES—505 West 131st street and 1449 Amsterdam avenue, northwest corner, Manhattan.
APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1190-27-BZ.

APPLICANT—Charles A. Peabody, owner.
PREMISES—400-414 West 155th street and 91-99 St. Nicholas place, Manhattan.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station.

MARCH 20, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1043-27-A—1041-1053 Webster avenue, The Bronx.
1059-27-A—99-117 North 11th street, 124-142 North 12th street and 36-48 Berry street, Brooklyn.
1086-27-A—101 Park avenue, Manhattan.
1087-27-A—424-442 Lexington avenue, Manhattan.
1088-27-A—689-691 Fifth avenue and 1 East 54th street, Manhattan.
1089-27-A—1 Park avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 20, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 913-27-BZ—Application, August 13, 1927, under section 21 of the building zone resolution, of Charles Klenk, applicant, on behalf of Arthur Bucher, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Fairview avenue and Forest avenue Ridgewood, Borough of Queens.

CAL. NO. 938-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Danclare Holding Corp. owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2388 2394 Ryer avenue, The Bronx.

CAL. NO. 980-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Liberty Heights Realty Co. Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Cooper avenue and Cypress avenue, Cypress Hills, Borough of Queens.

CAL. NO. 1013-27-BZ—Application, September 16, 1927, under section 21 of the building zone resolution, of John F. Buchan, applicant, on behalf of Ralph Ferrara, owner, to permit in a business district the erection and maintenance of a gasoline service

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station; premises 8159-8167 Liberty avenue, Woodhaven, Borough of Queens.

CAL. NO. 958-27-BZ—Application, August 27, 1927, under sections 7e and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Elias Burak, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station; premises 509 Leonard street and 285-295 Driggs avenue, southwest corner, Brooklyn.

CAL. NO. 952-27-BZ—Application, August 26, 1927, under section 21 of the building zone resolution, of Charles Martens, applicant, on behalf of Leah K. Kosower and Rosie Glickman, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 1784-1786 81st street and 8102-8104 18th avenue, southwest corner, Brooklyn.

CAL. NO. 962-27-BZ—Application, August 30, 1927, under section 21 of the building zone resolution, of Charles E. Heydt, applicant, on behalf of 730 West End Avenue Corp., owner, to permit in a residence district the erection of a one-story extension, also the alteration and change of the cellar living apartment for store purposes; premises 739 West End avenue and 301 West 96th street, northwest corner, Manhattan.

CAL. NO. 963-27-BZ—Application, August 31, 1927, under section 7b of the building zone resolution, of W. T. McCarthy, applicant, on behalf of James McLaren, owner, to permit in a residence district, extending from a business district, the erection and maintenance of a building to be used for store purposes; premises 867 Union street, Brooklyn.

CAL. NO. 976-27-BZ—Application, September 6, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of McMahon Brothers, owners, to permit, partly in a business district and partly in a residence district, the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles; premises southwest corner of Queens boulevard and Devon place, Forest Hills, Borough of Queens.

CAL. NO. 1007-27-BZ—Application, September 13, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Emma C. Rivers, owner, to permit in a residence district the erection and maintenance of an apartment house with store occupancy on the first story; premises 69-73 East 16th street and 1601-1611 Church avenue, northeast corner, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MARCH 20, 1928, 2 P. M.

Petitions for Variations.

- 1035-27-S—431-433 Southern boulevard, The Bronx.
- 1130-27-S—13-15 West 20th street (fourth, fifth, sixth, seventh and ninth floors), Manhattan.
- 1138-27-S—99-101 Walker street and 101-105 Lafayette street, Manhattan.
- 609-27-S—243-249 West 67th street, Manhattan.
- 989-27-S—1385-1391 Broadway and 132-142 West 38th street, Manhattan.
- 1132-27-S—578 Madison avenue and 24-26 East 57th street, Manhattan.
- 964-27-S—14-16 East 38th street (fifth floor), Manhattan.
- 1114-27-S—810 Broadway, Manhattan.
- 845-27-S—16 East 56th street, Manhattan.
- 872-27-S—21 East 8th street, Manhattan.
- 990-27-S—225-235 West 37th street (12th floor), Manhattan.
- 991-27-S—225-235 West 37th street (9th floor, front), Manhattan.
- 992-27-S—225-235 West 37th street (7th floor), Manhattan.
- 993-27-S—225-235 West 37th street (5th floor), Manhattan.
- 994-27-S—225-235 West 37th street (8th floor), Manhattan.
- 995-27-S—225-235 West 37th street (15th floor), Manhattan.
- 996-27-S—225-235 West 37th street (4th floor, front), Manhattan.
- 998-27-S—225-235 West 37th street (3rd floor), Manhattan.
- 999-27-S—225-235 West 37th street (6th floor, front), Manhattan.

Appliances Submitted for Approval.

- 1151-27-SA—Allen 2½ Inch Angle Valve, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1290-27-SA—Edwards Tank Sentinel, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, MARCH, 27, 1928, AT 2 P. M.

Building Zone Cases.

- 1142-27-BZ.
APPLICANT—Magrak Garage Corp., lessee, for Adolph Lewisohn & Sons, Inc., owner.
PREMISES—606 West 158th street and 19 Audubon place, southeast corner, Manhattan.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of an electric sign.
- 1164-27-BZ.
APPLICANT—Robert W. Maloney, for A. W. Palumbo, owner.
PREMISES—Southwest corner of Waterbury avenue and Eastern boulevard, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 1173-27-BZ.
APPLICANT—John J. Dunnigan, for S. S. & L. P. Corp., owner.

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PREMISES—2325 Southern boulevard, west side of Southern boulevard, 75.91 feet north of East 183rd street, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1180-27-BZ.

APPLICANT—Daniel E. Ragalie, owner.

PREMISES—Northeast corner of 15th avenue and Burton street, Whitestone, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1193-27-BZ.

APPLICANT—James Kearney, for B. & O. Realty Corp., owner.

PREMISES—2435-2449 Walton avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house having stores on the first story.

1226-27-BZ.

APPLICANT—Louis A. Sheinart, for Jamaica West End Realty Corp., owner.

PREMISES—Northwest corner of Metropolitan avenue and Jamaica avenue, Richmond Hill, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

MARCH 27, 1928, 10 A. M.

Appeals from Administrative Orders.

1147-27-A—2614-2616 Myrtle avenue, Glendale, Borough of Queens.

1150-27-A—8-22 Congress street, Brooklyn.

1177-27-A—504-520 Grand street, Buildings A, B, C and F, Manhattan.

1178-27-A—22-36 Sheriff street, 84-98 Broome street and 21-23 Columbia street, Buildings I, K and L, Manhattan.

1181-27-A—161-163 Madison avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 27, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 855-27-BZ—Application, July 26, 1927, under section 21 of the building zone resolution, of Harry H. Holler, applicant, on behalf of Anna C. Bingler, owner (Certified Gas Stations, Inc., lessee), to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 926-27-BZ—Application, August 17, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Goldix Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1440 Sedgwick ave., The Bronx.

CAL. NO. 1067-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Glenhall Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

CAL. NO. 1091-27-BZ—Application, October 8, 1927, under section 21 of the building zone resolution, of McCooley & Conroy, applicants, substituted for Jacob Govern, on behalf of Jakmore Realty Corp., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 251-259 79th street, Brooklyn.

CAL. NO. 1115-27-BZ—Application, October 17, 1927, under section 21 of the building zone resolution, of Louis A. Sheinart, applicant, on behalf of Cantel Realty Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises south side of West 233rd street, 171 feet west of Albany Crescent, The Bronx.

CAL. NO. 1119-27-BZ—Application, October 18, 1927, under sections 7e and 21 of the building zone resolution, of Max Feigenbaum, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north side of Metropolitan avenue, 20.68

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feet east of Cuthbert place, Richmond Hill, Borough of Queens.

AL. NO. 1123-27-BZ—Application, October 20, 1927, under section 21 of the building zone resolution, of William Meyer, applicant and owner, to permit in a residence district the erection and maintenance of a building to be used for stores on the first story and as dwellings above; premises northwest corner of Central avenue and Meade street (68th street), Ridgewood, Borough of Queens.

AL. NO. 1129-27-BZ—Application, October 21, 1927, under section 21 of the building zone resolution, of Audrey Holding Corp., owner, to permit in a residence district the erection and maintenance of an apartment house with store occupancy in the basement story; premises 65-75 St. Nicholas place, northwest corner of West 153rd street, Manhattan.

AL. NO. 1207-27-BZ—Application, November 15, 1927, under sections 7b and 21 of the building zone resolution, of Henry C. Pelton, applicant, on behalf of John D. Rockefeller, Jr., owner, to permit in a residence district, extending from a business district, the erection and maintenance of an extension to an existing business building; premises 680-684 Fifth avenue, southwest corner of West 54th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

MARCH 27, 1928, 2 P. M.

Appeals from Administrative Orders.

1052-27-A—1672-1678 Broadway, Manhattan.
1099-27-A—First street, bounded by Second street, Bond street and Gowanus Canal, Brooklyn.
1077-27-A—3 East 61st street, Manhattan.
694-27-A—217-221 Main street, Tottenville, Borough of Richmond.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, March 27, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1050-27-BZ—Application, September 26, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of S. S. Kresge Co., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a building occupied in part for business purposes; premises 2125 86th street, Brooklyn.

CAL. NO. 1027-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of G. & K. Investing Corp., owner, to permit in a residence district the erection and maintenance of a business building (stores); premises east side of Bailey avenue, 153.03 ft. north of Albany Crescent, The Bronx.

CAL. NO. 947-27-BZ—Application, August 24, 1927, under section 21 of the building zone resolution, of Joseph A. Walsh, applicant, on behalf of Louis Berkwit, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of White Plains road, 50 ft. south of Mace avenue, The Bronx.

CAL. NO. 1109-27-BZ—Application, October 13, 1927, under section 21 of the building zone resolution, of Lillian R. Walker, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises east side of Woodhaven boulevard, 100.64 ft. south of Liberty avenue, Woodhaven, Borough of Queens.

CAL. NO. 540-27-BZ—Application, May 16, 1927, under sections 7g and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Abraham Goldinger, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises 725-727 Bedford avenue, southeast corner of Flushing avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

APRIL 3, 1928, 10 A. M.

Appeals from Administrative Orders.

1186-27-A—3041 Broadway, 601 West 120th street, 500-506 West 122nd street, 99 Claremont avenue and 80 Claremont avenue, Manhattan.
1183-27-A—48-50 Wall street, Manhattan.
1202-27-A—343-345 West 44th street, Manhattan.
974-27-A—146 Broadway, Brooklyn.
981-27-A—North side of DeKalb avenue, 202 feet west of Onderdonk avenue, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 3, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 895-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Macombs Realty Corp., owner, to permit in a residence district the alteration and conversion of occupancy of the first story of an existing apartment house from residence to business use (stores); premises 65 Featherbed lane, northwest corner of Macombs road, The Bronx.

CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Inc., owner (for amendment and modification of the previous resolution), to permit the extension, from a business district into a residence dis-

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trict, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

CAL. NO. 1028-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Max Weinstein, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of White Plains road, 130.26 ft. south of Sagamore street, The Bronx.

CAL. NO. 1102-27-BZ—Application, October 11, 1927, under sections 7c and 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Bon Ton Holding Corp., owner, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; premises west side of Broadway, 150 feet south of West 240th street, The Bronx.

CAL. NO. 1112-27-BZ—Application, October 14, 1927, under section 7a of the building zone resolution, of Jacob Lubroth, Inc., applicant, on behalf of Louis Hernstat, owner, to permit in a residence district the erection and maintenance of an extension to an existing building for store occupancy; premises 1888 54th street, southwest corner of 19th avenue, Brooklyn.

CAL. NO. 33-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of L. Haas Realty Corp., owner, to permit in a business district the alteration and change of occupancy from a garage for the storage of five (5) motor vehicles to a motor vehicle repair shop; premises 1367 Macombs road, The Bronx.

CAL. NO. 936-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Benjamin Siegel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Fiske avenue and Queens boulevard, Winfield, Borough of Queens.

CAL. NO. 1016-27-BZ—Application, September 16, 1927, under sections 7g and 21 of the building zone resolution, of Arthur B. Daub, applicant, on behalf of Max Daub, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Walker boulevard and Outerbridge avenue, Borough of Richmond.

CAL. NO. 1081-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Henry Felsenstein, on

behalf of William T. Parker and Margaret Parker Bracken, owners, to permit in a residence and "C" area district the alteration and extension in height and area of an existing garage for the storage of more than five (5) motor vehicles; also the omission of the rear yard required under the building zone resolution; premises 2042-2044 Ocean avenue, Brooklyn.

CAL. NO. 1126-27-BZ—Application, October 20, 1927, under section 21 of the building zone resolution, of Edward Hoffmann, applicant, on behalf of Pauline Brickman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1781 Hilder avenue, north side of Hilder avenue, intersection of Pelham parkway, The Bronx.

WILLIAM E. WALSH, *Chairman.*

APRIL 3, 1928, 2 P. M.

Petitions for Variations.

- 502-27-S—16-24 West 47th street, Manhattan.
- 1135-27-S—84-86 Withers street, Brooklyn.
- 1136-27-S—27 West 38th street, Manhattan.
- 1170-27-S—348-350 Seventh avenue and 207-209 West 29th street, Manhattan.
- 1179-27-S—18 East 53rd street, Manhattan.
- 1201-27-S—104 Lexington avenue, Manhattan.
- 978-27-S—27 East Broadway, Manhattan.
- 1040-27-S—173 Bowery and 1-5 Delancey street, Manhattan.
- 1041-27-S—26 Allen street, Manhattan.
- 1160-27-S—99-101 Fifth avenue, Manhattan.

Appliances Submitted for Approval.

- 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
- 1259-27-SA—Pioneer Automatic Oil Burner, approval of.

APRIL 10, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1090-27-A—62 Rivington street, Manhattan.
- 1145-27-A—40-42 Wall street and 37-39 Pine street, Manhattan.
- 1182-27-A—953-955 Cypress avenue and 1683 Weirfield street, Ridgewood, Borough of Queens.
- 1189-27-A—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provision of the building zone resolution, *Tuesday morning, April 10, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1074-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Gutttag Brothers Realty Co. Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 58

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St. Ann's avenue, northwest corner of East 150th street, The Bronx.

CAL. NO. 879-27-BZ—Application, August 2, 1927, under section 21 of the building zone resolution, of Philip Steigman, applicant, on behalf of Norman Gotlieb and Nathan Frischling, owners, to permit in a residence district the erection and maintenance of a gasoline service station; premises 5901-5905 22nd avenue, southwest corner of 59th street, Brooklyn.

CAL. NO. 1063-27-BZ—Application, September 30, 1927, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Henry C. Karpen, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 14912 North Conduit boulevard, northwest corner of Three Mile Mill road, Jamaica, Borough of Queens.

CAL. NO. 1065-27-BZ—Application, October 1, 1927, under section 21 of the building zone resolution, of David Kaufman, applicant, on behalf of Rose B. Capone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 22-76 Sixth avenue, Astoria, Borough of Queens.

CAL. NO. 1068-27-BZ—Application, October 3, 1927, under sections 7c and 21 of the building zone resolution, of Edward P. Doyle, appli-

cant, on behalf of Livia M. Pepe, owner, to permit in a residence district the maintenance of an existing building occupied on the basement story as a French dry cleaning, dyeing and pressing business and as dwellings above; premises 124 Waverly place, Manhattan.

CAL. NO. 1069-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Daniel J. Iulo, applicant, on behalf of Waglan Realty Corp., owner, to permit in a business district the change of occupancy of an existing business building to a chicken slaughter house; premises 6702-6710 New Utrecht avenue and 6701-6709 15th avenue, Brooklyn.

CAL. NO. 1101-27-BZ—Application, October 11, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Max Silverman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5702-5712 Church avenue, southeast corner of East 57th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

APRIL 10, 1928, 2 P. M.

Petition for Variation.

798-27-S—37-39 West 57th street, Manhattan.

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BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY AFTERNOON, MARCH 2, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

RULES

281-22-SR.

PETITIONER—New York Board of Underwriters.
SUBJECT—Amendments to Standpipe Rules.

APPEARANCES—

For Petitioner: J. L. Hernon, Wm. F. Conran, George Comerford and Mr. White.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 16, 1928, at 2 p. m., for further discussion.

Adjourned, 5.00 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 6, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, February 28, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, February 28, 1928, were approved as printed in the Bulletin, No. 10, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS.

1077-27-A.

APPELLANT—William Crawford, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—3 East 61st street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to March 27, 1928, at 2 p. m.

694-27-A.

APPELLANT—H. Levenson, owner.

SUBJECT—Appeal from decision of the fire commissioner.
PREMISES AFFECTED—217-221 Main street, Tottenville, Borough of Richmond.

APPEARANCES—

For Appellant: S. Kelsey.

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For Administration: Inspector Maher of fire department.
ACTION OF BOARD—Laid over to March 27, 1928, at 2 p. m., on request of appellant's representative.

1131-27-A.

APPELLANT—Croker Nat'l. Fire Prev. Eng. Co., for Chatham Mortgage Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—135-139 West 36th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

584-22-A.

APPELLANT—Croker National Fire Prevention Eng. Co., for Ohrbach's Affiliated Stores, Inc., lessee.

SUBJECT—Application for reopening (to withdraw) appeal from order of fire commissioner.

PREMISES AFFECTED—46 East 14th street and 49 East 13th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw. Appeal reopened, restored to calendar and withdrawn.

THE VOTE TO REOPEN, RESTORE TO CALENDAR AND WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

1110-27-A.

APPELLANT—Holland Laundry, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—225-235 25th street, Brooklyn.

APPEARANCES—

For Appellant: A. C. Froeb.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1110-27-A)

WHEREAS, Holland Laundry, Inc., owner, filed, October 13, 1927, an appeal from an order of the fire commissioner, affecting premises 225-235 25th street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 9, 1927 (Order No. 25288-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building is fireproof, one, two and three stories in height, 145 ft. frontage on 25th street, extending 200 ft. through the block, with 41 ft. 6 in. frontage on

24th street, about 18,000 sq. ft. in area at first story, 13,850 sq. ft. at second story and 9,700 sq. ft. at third story; OCCUPIED as a laundry: cellar, engine room, 3 persons; 1st story, garage and wash room, 40 persons; 2nd story, ironing, 110 persons; 3rd story, wash room and ironing, 80 persons; and

WHEREAS, the appellant claims that the maximum floor area is 14,500 sq. ft.; that the building is equipped with an automatic sprinkler system and a fire alarm system; that a number of portable fire extinguishers are distributed throughout the building; furthermore, the appellant contends that the business carried on is not a hazardous occupancy in that water is used on most of the floors; and

WHEREAS, the building is of reinforced concrete construction and subdivided substantially into three parts, no single area of which exceeds 10,000 sq. ft.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the existing sprinkler system shall be maintained and that the building shall not be increased in height, area or dimension, and granted only as long as the present occupancy and operation remain substantially unchanged.

1117-27-A.

APPELLANT—Croker Nat'l. Fire Prev. Eng. Co., for Greenlash Operating Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—25 Forrest street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle.....

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1117-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Greenlash Operating Co., owner, filed, October 1, 1927, an appeal from an order of the fire commissioner affecting premises 25 Forrest street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 21, 1927 (Order No. 18238-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said opening, and which are not more than 50' above a neighboring roof at north, west and east sides of building, or other approved protection. Sec. 375, Article 18, Ch. 5, the Code of Ordinances."

and

WHEREAS, the building is fireproof, three stories in height, 75 ft. by 100 ft. in area; OCCUPIED: 1st story, manufacture of steel hospital equipment, 35 persons; 2nd story, packing, 10 persons; 3rd story, manufacture of paper boxes, 33 persons; and

WHEREAS, the appellant has filed drawings showing ten windows at each of the second and third stories on west side; four windows at each of the second and third stories on north side, and eight windows at second story and five windows at third story on the east side affected by the order; and

WHEREAS, the appellant claims that the openings affected on the north side are pivoted sash windows and it would be impossible to provide shutters on these windows; that there is an existing fire escape on the east side and

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openings on the course of this fire escape will be made fireproof and self-closing; furthermore, the appellant contends that none of the openings involved occur on the course of an interior stairway or shaft.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the windows not on the course of fire escapes, stair halls, corridors or open shafts, on condition that the building shall not be increased in height, area or dimension and that the occupancy and operation of the premises remain substantially unchanged.

68-27-A.

APPELLANT—Rees & Rees, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—232-236 East 40th street, Manhattan.

APPEARANCES—

For Appellant: William H. Hicken.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(768-27-A)

WHEREAS, Rees & Rees, owners, filed, July 2, 1927, an appeal from an order of the fire commissioner, affecting premises 232-236 East 40th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 29, 1926 (Order No. 2929-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at east, west and south sides of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5, of the Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, two, four and six stories in height, 56 ft. 8 in. by 135 ft. 9 in. in area; OCCUPIED: cellar, engine room and dye house, 8 persons; 1st story, shipping and a wet wash room, 10 persons; 2nd story, office and stock room, 30 persons; 3rd story, curtain framing, 30 persons; 4th story, curtain finishing, 40 persons; 5th story, blanket finishing, 10 persons; 6th story, garment finishing, 65 persons; and

WHEREAS, the appellant has filed plans showing seventeen windows at each of the third and fourth stories, also twenty windows at each of the fifth and sixth stories on the east side, nine windows at the sixth story on the south side and eight windows on each of the second to sixth stories, inclusive, on the west side, which are affected by the order; and

WHEREAS, the appellant claims that many of the windows are more than 30 ft. away from adjoining buildings where the measurement is taken diagonally from the window to the roof of adjoining building; furthermore, the appellant contends that similar orders were filed in 1918, the windows were made fireproof in a satisfactory manner to the fire commissioner and the orders dismissed in 1920.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that all openings on the rear wall shall be equipped with self-closing, fireproof windows and that the southerly windows in the easterly gable wall shall be equipped with self-closing, fireproof frames and sash,

and granted only as long as conditions as to existing adjoining exposures remain substantially unchanged.

1070-27-A.

APPELLANT—Standard Oil Company of New York, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—West side of West avenue, from 8th to 10th streets, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Percy J. King and William H. Zabriskie.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(1070-27-A)

WHEREAS, Standard Oil Company of New York, owner, filed, October 3, 1927, an appeal from an order of the fire commissioner, affecting premises west side of West avenue, from 8th to 10th streets, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated September 14, 1928 (Order No. 26051-F), reads:

"1. Provide an adequate source of water supply for standpipe system in accordance with the rules of the Board of Standards and Appeals.";

and

WHEREAS, the premises consist of a plot of ground (having an area of approximately 35,000 sq. ft.) situated on the west side of West street, between 8th street and 10th street, and running west to the East River, upon which is located a plant of the Standard Oil Company consisting of open yards, a fireproof two-story can shop and addition, 476 ft. by 145 ft. (approximately 69,000 sq. ft.) in area, divided into two sections by a cross wall; a fireproof three-story box shop, 312 ft. 4 in. by 144 ft. 7 in. (approximately 45,000 sq. ft.) in area; and

WHEREAS, appellant contends that the standpipe system consists of a 12-inch line from pumps to can shops reducing to an 8-inch line with 6-inch branches through the floor of can shop and first floor of box shop with 4-inch risers, and 2½-inch outlets with 50 ft. of hose at each outlet on each story of both buildings; also a 12-inch, reducing to 8-inch line in yard for fire hydrants; the source of supply being salt water supplied to the system from an 18-inch suction line from the East River and an 18-inch suction line from Standard Canal, both lines running to a pump house equipped with two Duplex 18 inch by 14 inch by 24 inch steam pumps, each having a capacity of 1,900 G.P.M. at 90 pounds pressure; one of these pumps is always operating, maintaining a 60 pound pressure on the lines; water is supplied to the system, also, by fire boat connections at the East River; and

WHEREAS, the premises are now supplied for auxiliary fire protective service from the East River.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the existing fire fighting water supply equipment shall be maintained in good working order under the supervision of a licensed engineer at all times throughout the day and night.

1116-27-A.

APPELLANT—Crocker Nat'l. Fire Prev. Eng. Co., for Greenlash Operating Co., owner.

SUBJECT—Appeal from orders of the fire commissioner.

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PREMISES AFFECTED—13-17 Forrest street, Brooklyn. APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition. THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1116-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Greenlash Operating Co., filed, October 17, 1927, an appeal from orders of the fire commissioner, affecting premises 13-17 Forrest street, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated April 14, 1927, read:

"Order No. 16918-F:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½" regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

"Order No. 16919-F:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at east and west sides of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, six stories and tower (115 ft. 10 in.) in height, 82 ft. by 126 ft., about 10,000 sq. ft. in area at first story; 5,986 sq. ft. at second and third stories; 4,306 sq. ft. at fourth, fifth and sixth stories, and 990 sq. ft. in area above; OCCUPIED as a garage, also for the storage of theatrical properties and scenery, 5 persons throughout the building; and

WHEREAS, the appellant claims, as to Order No. 16918-F, that the maximum floor area is approximately 9,300 sq. ft.; that the building was erected in 1880, the main portion being only 82 ft. 10 in. in height; that the order was issued solely on account of the tower, which covers less than 10 per cent. of the total area; as to Order No. 16919-F, that there are five openings at each of the second, third, fourth, fifth and sixth stories on the north side of the building, six openings at the fifth story, four openings at the sixth story and two openings at the seventh story on the east side; five small toilet windows and a door opening on the west side of the building affected by the order; that the adjoining buildings at east and west causing the exposures are fireproof; and

WHEREAS, the appellant contends that under the existing conditions a strict compliance with the orders would be a great hardship upon the owner; furthermore, the appellant proposes to provide a fireproof door in place of the wooden door at third story, west side, leading to roof of adjoining fireproof building; and

WHEREAS, the order is issued on the application of the requirement for standpipe based on the height of the building; and

WHEREAS, the main building is 83 ft. in height, with a tower, the square area of which is less than 10 per cent. of the entire plot.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, as to Order No. 16918-F, on condition that the

building shall not be increased in height, area or dimension; that the tower portion of the structure above main roof shall be maintained vacant, and that such auxiliary fire extinguishing appliances, as shall be directed by the fire commissioner, shall be installed and maintained, and denied as to Order No. 16919-F.

BUILDING ZONE CASES

1027-27-BZ.

APPLICANT—Edward P. Doyle, for G. & K. Investing Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building (stores).

PREMISES AFFECTED—East side Bailey avenue, 153.0 feet north of Albany Crescent, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Robert Netter.

ACTION OF BOARD—Laid over to March 27, 1928, at 2 p. m., on written request of applicant.

947-27-BZ.

APPLICANT—Joseph A. Walsh, for Louis Berkwin owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of White Placid road 50 feet south of Mace avenue, Bronx.

APPEARANCES—

For Applicant: William L. Morris.

For Opposition: John J. Matthews and Otto Straschitz.

ACTION OF BOARD—Laid over to March 27, 1928, at 2 p. m., on request of applicant's representative.

1109-27-BZ.

APPLICANT—Lillian R. Walker, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—East side of Woodhaven boulevard, 100.64 feet south of Liberty avenue, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Solon Weit.

ACTION OF BOARD—Laid over to March 27, 1928, at 2 p. m., on request of applicant.

540-27-BZ.

APPLICANT—Henry J. Nurick, for Abraham Golding owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied).

PREMISES AFFECTED—725-727 Bedford avenue, Brooklyn.

APPEARANCES—

For Applicant: F. Matthew Buerman.

For Opposition: Joseph A. Cahill.

ACTION OF BOARD—Laid over to March 27, 1928, at 2 p. m., on request of applicant's representative.

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10-28-BZ.

APPLICANT—Samuel Dickstein, for Louis Adler Realty Corp., owner.

SUBJECT—Application for early hearing—application (re decision of the superintendent of buildings)—under section 21 of the building zone resolution, to permit in a $1\frac{1}{2}$ times height district the erection of the street wall to a height in excess of that permitted by the zone resolution.

PREMISES AFFECTED—63-91 King street, 189-205 Varick street, 243-267 West Houston street, and 366-384 Hudson street, Manhattan.

APPEARANCES—

For Applicant: Maximilian Bader and J. R. Carey.
For Opposition: None.

ACTION OF BOARD—Request for early hearing denied.
THE VOTE TO GRANT EARLY HEARING—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

1305-25-BZ.

APPLICANT—Harry Landy for Love Lane Garage Corp., owner.

SUBJECT—Application (decision of superintendent of buildings) under sections 7-e and 21 of the building zone resolution, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—46-50 Love lane, northwest corner of College place, Brooklyn.

APPEARANCES—

For Applicant: None.
For Opposition: John J. Barry and Isaac Roth.

ACTION OF BOARD—Chairman read request to withdraw. Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

523-27-BZ.

APPLICANT—Peter M. Coco, for Isidore Zuckerman, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Easterly junction of 46th road, 189th street and Hollis Court boulevard, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Peter M. Coco.
For Opposition: Guido J. Giudici, Mrs. Wm. F. Coughlin and Mrs. Miller.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(523-27-BZ)

WHEREAS, Peter M. Coco, for Isidore Zuckerman, owner, filed, May 11, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises easterly junction of 46th road, 189th street and Hollis Court, Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 6, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 46th road is in a residence district, 189th street is in a residence district and Hollis Court boulevard is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 12, 1927 (N. B. 4803-1927), reads:

"The erection of a gasoline station in a business district is prohibited by the zone law.";

and

WHEREAS, it is proposed to erect an office, bury six 550-gallon tanks and erect six pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1003-27-BZ.

APPLICANT—Bennett & Koepfel, for J. W. Sands Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of an apartment house with store occupancy on the first story.

PREMISES AFFECTED—6913-6921 4th avenue, Brooklyn.

APPEARANCES—

For Applicant: Edward L. Kelly and J. W. Sands.
For Opposition: Abraham Abramowitz and Harold Haas.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative: Chief Kenlon.....	1
Absent	0

THE RESOLUTION—

(1003-27-BZ)

WHEREAS, Bennett & Koepfel, for J. W. Sands Realty Corp., owner, filed, September 12, 1927, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of an apartment house with store occupancy on the first story; premises 6913-6921 Fourth avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 6, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fourth avenue is in a residence district, Ovington avenue is in a residence district and Bay Ridge avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 27, 1927 (Applic. No. 15867-27), reads:

"1. Construction of stores within a residential district is contrary to Building Zone Resolution, Art. II, Section 3.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, six stories in height, with a frontage of 77 ft. $1\frac{1}{2}$ in. and a depth of 141 ft. 1 in. (average); to be occupied as a tenement with stores on the first story and a portion of the structure being in the business district: and

MINUTES

WHEREAS, the board deemed that it was justified in exercising its discretion under section 7c; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 21 in view of the abutting and surrounding conditions.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the street front on first story, *on condition* that this business use shall be incorporated in conjunction with the erection of a six-story apartment house and that the store use shall be restricted to retail mercantile use and occupancy; that the stores shall be separated from the apartment house by walls of approved masonry; that no store shall exceed a depth of 53 ft. from building line; that the southerly gable wall of the store shall be unpierced throughout its entire height and length; that any advertising displayed on this business use shall be restricted to the plate glass show windows of store front, and that the remainder of the premises shall be developed and maintained throughout for conforming residential use, and that any permits required shall be obtained within nine months and any work involved shall be completed within one year from the date of this action.

282-27-BZ.

APPLICANT—Philip J. Sinnott, substituted for William F. Doyle, for Wezco Realty Corp., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles, and the installation of a gasoline service station (previously withdrawn).

PREMISES AFFECTED—200-208 East 111th street and 2013-2025 Third avenue, Manhattan.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: James J. Byrne.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative: Chief Kenlon..... 1

Absent 0

THE RESOLUTION—

(282-27-BZ)

WHEREAS, Philip J. Sinnott, substituted for William F. Doyle, for Wezco Realty Co., owner, filed, March 17, 1927, restored to calendar January 17, 1928, an application, under the building zone resolution, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles and the installation of a gasoline service station (previously withdrawn); premises 200-208 East 111th street and 2013-2025 Third avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 6, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Third avenue is in a business district and East 111th street is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered January 16, 1927 (re Plan No. 455-1927), reads:

"1. A gasoline service station and a garage extension may not be permitted in a business district."; — and

WHEREAS, under Cal. No. 1478-23-BZ the board granted permission to erect the existing building upon this site; the building to be fireproof, two stories and cellar in height, 100 ft. by 100 ft. 11 in. in area; the Third avenue front of

the building for a depth of 25 ft. to be maintained as stores and separated from the garage by an unpierced fireproof wall; there being show rooms on the second story at the Third avenue front; it is proposed to remove the partition wall on the second story and four of the stores on the first story; to provide an exit from the garage to Third avenue and to occupy the northwest corner of the first story as a gasoline service station and the remainder of the building as a garage for the storage of more than five motor vehicles; and

WHEREAS, at the public hearing it was recorded that three of the objectors withdrew their objections, claiming their objection was due to a misunderstanding of the application; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 on the ground of hardship and also as a public service requirement.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the corner formed by the intersection of 111th street and Third avenue of this premises, not exceeding a depth of 35 ft. on 111th street and 50 ft. on Third avenue, shall be used for public gasoline service station supply; that there shall be built on the building line a concrete curbing not less than 12 inches in height, other than the driveway for service of the cars; that there shall be no portable gasoline tank operated or maintained on these premises; that the gasoline service supply shall be maintained and operated solely within the property; that there shall be one driveway from Third avenue and one exit to 111th street from this station; that there shall be no grease racks or crankcase service racks maintained or operated within this gasoline service station, and that any permits required shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

1000-27-BZ.

APPLICANT—Edward L. Kelly, for Patrick B. Noone, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Woodhaven boulevard and 158th avenue, Aqueduct, Borough of Queens.

APPEARANCES—

For Applicant: Edward L. Kelly.

For Opposition: Aaron W. Levy and Malvin B. Mariash.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Holland and Guilfoyle and Chief Kenlon.. 4

Negative: Commissioner Connell..... 1

Absent 0

THE RESOLUTION—

(1000-27-BZ)

WHEREAS, Edward L. Kelly, for Patrick B. Noone, owner, filed, September 12, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Woodhaven boulevard and 158th avenue, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 6, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Woodhaven boulevard is in a business district and 158th avenue and 95th avenue are undetermined; and

MINUTES

WHEREAS, the decision of the fire commissioner, rendered June 25, 1927 (re Plan No. 1707-1927), reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals.";

and

WHEREAS, it is proposed to erect an office, bury three 550-gallon tanks and erect three pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 in view of the location of the site and the surrounding conditions.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building used as an office shall be erected octagonal in shape and of a pedestal design; that all signs shall be confined to the globes or the lamps of the pumps; that no pump shall be located at the intersection of the building line; that all pumps shall be at least 10 ft. back of the building line of the property; that there shall be only one entrance and one exit on Woodhaven boulevard and 158th street; that the balance of the property shall be protected by a curb; that no cleaning racks shall be used or installed for crankcase service on the premises; that no portable gasoline tanks shall be operated or maintained on the premises, and that all permits required shall be obtained within six months and the building completed within one year from the date of this action.

1051-27-BZ.

APPLICANT—William F. Doyle, for Rutland Parkway, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—724-740 Ralph avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: K. Karl Klein.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Holland and Guilfoyle and Chief Kenlon.. 4

Negative: Commissioner Connell..... 1

Absent 0

THE RESOLUTION—

(1051-27-BZ)

WHEREAS, William F. Doyle, for Rutland Parkway, Inc., owner, filed, September 26, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 724-740 Ralph avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 6, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Ralph avenue, East 98th street and Sutter avenue are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered September 6, 1927 (re App. No. 16043-1927), reads:

"Proposition contrary to the Zone Resolution, Art. 2, Sec. 4-a, subdivision 46.

"The installation of a gasoline service station in a business district.";

and

WHEREAS, it is proposed to erect an office, bury eight

550-gallon tanks and erect eight pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the plot forms a triangular block at the intersection of five streets; and

WHEREAS, the board is of the opinion that this will serve as a public requirement for motor vehicles' fuel service; and

WHEREAS, the board believes this variation a proper adjustment of the zoning resolution within the provision of section 21.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be but one building, not exceeding an area of 15 ft. by 20 ft., located substantially in the center of the plot used for the accommodation of the patrons and office of the premises; that the exterior of this building shall be finished with light color enamel brick; that the roof shall be finished with roofing tile of Spanish type or variegated slate; that the operation of gasoline service supply shall be conducted from the interior of the plot only; that there shall be a concrete curbing not less than 18 inches in height, installed at the building line on both street fronts, other than the space required for vehicular entrance and exit; that there shall be no grease racks or service crankcase equipment installed or operated on the premises; that any advertising displayed shall be confined to the glass globes of the gasoline oil pumps, and that any permits required shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

984-27-BZ.

APPLICANT—Philip J. Sinnott, for T. & R. Construction Co., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southwest corner of West 167th street and Sedgwick avenue, The Bronx.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: Wilson B. Brice.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(984-27-BZ)

WHEREAS, Philip J. Sinnott, for T. & R. Construction Co., owner, filed, September 7, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises southwest corner of West 167th street and Sedgwick avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 6, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sedgwick avenue is in a business district, West 167th street, west of a point 100 ft. west of Sedgwick avenue, is in an unrestricted district and West 167th street, east of Sedgwick avenue, is in a business district; and

WHEREAS, the decision of the superintendent of buildings,

MINUTES

rendered August 30, 1927 (re N. B. App. 1876-1927), reads:

"Proposed garage for more than five motor vehicles in business district contrary to Zoning Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 150 ft. on Sedgwick avenue and 102 ft. 1¼ in. on West 167th street; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, at the public hearing the objector stated that he would withdraw his objection to the application if the garage building erected on the site would be of attractive architectural design, limited to storage of pleasure car vehicles, and that the premises be restricted from outside filling stations and limited as to signs; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7e and was entitled to relief under section 21.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall not exceed in height two stories above grade, constructed fireproof throughout; that the street elevations shall be of attractive architectural design, finished with architectural terra cotta throughout or two-tone finished face brick with cut-stone architrave coping and window trim; that any upward ramps to the second story shall start at the first story not less than 10 ft. inside the building line; that there shall be no roof signs erected or maintained; that any advertising on the front of the building shall be restricted to one electric projecting sign, indicating the name and title of business conducted on premises; that no portable gasoline tanks shall be operated outside the building; that the use and conduct of this garage shall be restricted to the storage, operation and maintenance of automobiles of the pleasure-car type; that the architect shall make a return of the proposed design to this board, in accordance with the foregoing resolution, for approval before submission to the superintendent of buildings, and that all permits required shall be obtained within nine months and any work involved thereby shall be completed within eighteen months from the date of this action.

962-26-BZ.

APPLICANT—McCooley & Conroy, substituted for James A. Higgins, for Rodman Building Corp., owner.

SUBJECT—Application for reopening—amendment of resolution and extension of time in which to procure permits and complete work—re application filed November 23, 1926 (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story.

PREMISES AFFECTED—8504-8510 21st avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.
For Opposition: None.

ACTION OF BOARD—Chairman read engineer's report. Application amended; plans approved as in substantial accordance with resolution.

THE VOTE TO AMEND APPLICATION; TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners
ers Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(962-26-BZ)

WHEREAS, McCooley & Conroy, substituted for James A. Higgins, for Rodman Building Corp., owner, filed, November

23, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story; premises 8504-8510 21st avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 12, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 85th street is in a residence district, 86th street is in a business district and 21st avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 6, 1926 (Applic. No. 20801-1926), reads:

"Proposition contrary to the Zone Resolution, Art.

II, Section 3.

"The erection of stores in a residential district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, three stories in height, with a frontage of 100 ft. on 21st avenue and 100 ft. on 85th street; to be occupied as dwellings with stores on the first story; and

WHEREAS, this application was granted by the board at its meeting on certain conditions and applicant requested an amendment of these conditions; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 21 in that property under appeal is contiguous to existing business structure and occupancy, and applicant therefore is entitled to relief; and

WHEREAS, this application was granted by the board at its meeting, April 12, 1927, on certain conditions, and applicant requests an extension of time.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the business use shall be restricted to the 21st avenue frontage of the first story; that there shall be no show window return or display on the 85th street front; that the 85th street front throughout shall be finished with face brick and architectural terra cotta and with architectural treatment of openings of attractive design; that the brick wall of 85th street frontage shall be returned on the 21st avenue front for a distance of not less than 16 in.; that any advertising signs or display shall be restricted to the plate glass show windows of the store fronts only; that there shall be no advertising of any nature or description or signs permitted or erected on the 85th street front of the structure; that a return of proposed elevation shall be submitted to this board for approval before submission to the superintendent of buildings for consideration; that the use and occupancy shall be restricted to retail mercantile business that no portion of the premises shall be rented, leased or conducted as a delicatessen store, meat market or fish store that no produce or mercantile wares shall be exposed on the outside of the building, and that all permits required shall be obtained within six months and any work involved shall be completed within one year from January 31, 1928, and that the building otherwise shall be constructed in accordance with the building zone resolution in all other respects

APPROVAL OF PLANS

978-26-BZ.

APPLICANT—William F. Doyle, for Mission Construction Co., Inc., owner (Thomas F. Martin, previous owner).

SUBJECT—Application for approval of plans, in accordance with resolution adopted November 15, 1927.

PREMISES AFFECTED—309-319 Second street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report. Plans approved as in substantial compliance with resolution.

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THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

AREAS FIXED.

(1336-27-BZ)

The chairman presented and read a communication from Henry G. Harrington, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a gasoline service station; premises 1785-1789 Bushwick avenue and 51-59 Jamaica avenue, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Bushwick avenue from Jamaica avenue to Fanchon place; the east side of Pellington place from Bushwick avenue to a point 150 ft. north of

Bushwick avenue; both sides of Jamaica avenue from Sheffield avenue to a point 400 ft. east of premises in question (not including the unrestricted area).

(165-28-BZ)

The chairman presented and read a communication from Philip Freshman, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a garage for more than five motor vehicles; premises 1535-1547 Gravesend avenue, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Gravesend avenue from Avenue M to Avenue N; also the premises at rear for a distance of 50 ft. on either side of the side lot lines of the premises in question.

Adjourned 1.15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 6, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon, with Deputy Chief Martin substituting.

PETITIONS FOR VARIATIONS

978-27-S.

PETITIONER—Commercial Outfitting Co., Inc., owner.
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—27 East Broadway, Manhattan.
APPEARANCES—

For Petitioner: Samuel Stern.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 3, 1928, at 2 p. m., at request of petitioner's representative.

989-27-S.

PETITIONER—Broadway and 38th Street, Inc., owner.
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—1385-1391 Broadway and 132-142 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 20, 1928, at 2 p. m., at written request of petitioner.

1017-27-S.

PETITIONER—Van F. Pruitt, for Bruck Weiss Millinery, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—20-22 West 57th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to March 13, 1928, at 2 p. m., on written request of petitioner.

1396-22-S.

PETITIONER—Philip J. Sinnott, substituted for Samuel Rosenblum, for Reid Ice Cream Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner (interpretation of previous resolution).

PREMISES AFFECTED—127-129 West 125th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 13, 1928, at 2 p. m., on written request.

1132-27-S.

PETITIONER—Crocker Nat'l. Fire Prev. Eng. Co., for 578 Madison Avenue Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—578 Madison avenue and 24-26 East 57th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 20, 1928, at 2 p. m., to submit certificate of occupancy.

964-27-S.

PETITIONER—Goldfarb & Brandes, for Delsanders, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—14-16 East 38th street (5th floor), Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 20, 1928, at 2 p. m.

1114-27-S.

PETITIONER—William F. Doyle, for Henry Russell, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

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PREMISES AFFECTED—810 Broadway, Manhattan.
APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to March 20, 1928, at 2 p. m., on request of petitioner.

872-27-S.

PETITIONER—Albina Cavinato, owner.

SUBJECT—Application for reopening—consideration, previously dismissed for lack of prosecution—re variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—21 East 8th street, Manhattan.
APPEARANCES—

For Petitioner: Albina Cavinato.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and set for hearing March 20, 1928, at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR AND SET FOR HEARING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

845-27-S.

PETITIONER—C. F. Rosborg, for Edward I. Farmer, Inc., owner.

SUBJECT—Application for reopening—reconsideration, having been previously denied—re variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—16 East 56th street, Manhattan.
APPEARANCES—

For Petitioner: C. F. Rosborg.

ACTION OF BOARD—Petition reopened and set for hearing March 20, 1928, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR HEARING:

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

1064-27-S.

PETITIONER—Wm. I. Hohauser, Inc., for 242 West 27th Street Corp., lessee.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—242 West 27th street, Manhattan.

APPEARANCES—

For Petitioner: Wm. C. Hohauser and Conrad Glaser, Jr.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1064-27-S)

WHEREAS, William I. Hohauser, Inc., for Zenobie De Velny, filed, October 10, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 242 West 27th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated August 17, 1927, reads:

"10. Windows must comply with Section 264 of Labor Law and Rule 503 of Industrial Code.";

and

WHEREAS, the building is fireproof, seven stories in height, 24 ft. 10½ in. by 98 ft. 9½ in. in area at first story and 24 ft. 10½ in. by 88 ft. 9 in. in area above; OCCUPIED: 1st story, store; upper stories, offices, show rooms and tenant factories, 28 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings in the street wall of the building on the first, second and third stories, glazed with ¼ in. thick plate glass; the maximum area of the glass on the first story being 5 ft. 6 in. by 8 ft. 6 in. and on the second and third stories 5 ft. by 7 ft.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the three lower stories.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only as far as it affects the windows of the three lower stories on the street front, on condition that all openings shall be equipped with approved metal frames and sash and glazed with ¼ in. polished plate glass, and that the requirements of the labor law shall be complied with in all respects.

1097-27-S.

PETITIONER—Samuel Rosenblum, for Colmet Realty Co., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—Southeast corner of Harris avenue and William street, Long Island City, Borough of Queens.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(1097-27-S)

WHEREAS, Samuel Rosenblum, for Colmet Realty Co., owner, filed, October 10, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises southeast corner of Harris avenue and William street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated June 29, 1927 (Order No. 23892-LD), reads:

"1. Provide 4" of fireproof material on ceiling of stair enclosure on east and west sides of building, 2nd story, as per Section 270 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, two stories in height, 200 ft. by 100 ft. in area; OCCUPIED: 1st story, metal stamping, 60 persons; 2nd story, manufacture of leather goods, 80 persons; EQUIPPED with a sprinkler system and a standpipe system; EXITS: three interior steel cement tread stairways; the Harrison avenue stairway extending from the first story to roof, enclosed in 8-inch brick partitions with fireproof doors at openings; the stairways at the east and west sides of the building extend from the first to second story, enclosed in 6-inch terra cotta partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that entire building, in-

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cluding the ceilings of the stair halls on the second story, is protected by an automatic sprinkler system and requests the acceptance of the existing conditions; and

WHEREAS, there is a certificate of occupancy in force issued by the bureau of buildings for factory use and occupancy.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that there shall be installed in the roof of each stair hall an automatic skylight, not less than 12 sq. ft. in area; that the requirements of the labor law shall be complied with in all other respects, and that the building shall not be increased in height, area or dimension.

1120-27-S.

PETITIONER—John Mara, for City of New York, owner.
SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—278-290 Avenue C and 701-729 East 16th street, Manhattan.

APPEARANCES—

For Petitioner: Fred McDuffe.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(1120-27-S)

WHEREAS, John Mara, for City of New York, owner, filed, October 18, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 278-290 Avenue C and 701-729 East 16th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated September 15, 1927, reads:

"Before Certificate of Occupancy can be issued on the above premises it will be necessary to remove the following objections:

"3. Wood block floor finish 4th floor south side.";

and

WHEREAS, the building is fireproof, ten stories in height, 173 ft. 7 in. by 346 ft. 3 in. in area; OCCUPIED: 1st story, shipping; 2nd story, dead storage garage; 3rd story, stock room; 4th story, machine shop; 5th and 6th stories, automobile body repair shop; 7th story, kitchen and lecture hall; 8th story, battery repair shop; 9th story, pattern shop; 10th story, finishing rooms; 200 persons on each story; EQUIPPED with a sprinkler system; EXITS: three interior steel stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims that the building is equipped with a standpipe system in addition to the sprinkler system; that the floor of the fourth story, south side, is composed of 3-inch slow-burning wood paving blocks; furthermore, the petitioner contends that the flooring is intended to protect falling tools from injury and to increase the efficiency of the mechanics by protecting their feet from the concrete floor.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only as far as it affects the space located in the southeast corner of the fourth floor, *on condition* that the block flooring of edge grain, not less than three inches in depth, shall be laid tight on cement grout, and that the building shall be equipped throughout with an approved two-source wet sprinkler system and an approved standpipe system, and granted only as long as the building remains in single operation and ownership.

891-27-S.

PETITIONER—John J. Gilmartin, for Crompton Building Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—31-37 East 31st street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(891-27-S)

WHEREAS, John J. Gilmartin, for Crompton Building Corp., owner, filed, August 5, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 31-37 East 31st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 19, 1927 (Order No. 17698-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, twelve stories in height, 86 ft. by 98 ft. in area at first story and 86 ft. by 83 ft. in area above; OCCUPIED: 1st story, sales room, 25 persons; 2nd story, sales room, 8 persons; 3rd story, sales room, 5 persons; upper stories, tenant factories, 50 persons per story; EQUIPPED with a sprinkler system; EXITS: three interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions constructed of combustible material have been erected on the various floors throughout the building; and

WHEREAS, petitioner contends that the order has been complied with on the second and on the fourth to twelfth (top) stories, inclusive, in view of the fact that the first and third stories are used for show room purposes only, requests that the partitions on these stories be permitted to remain; and

WHEREAS, the petitioner has submitted sworn affidavit from the testing laboratory of Columbia College as to fireproofing of the material used in this construction.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the first story, subdivided space, for the display of merchandise, and the southwest portion and foyer of the third story, which space is to be restricted to two small offices and show room, *on condition* that no portion of the partition shall extend beyond the elevator front; that the doors to stair hall shall be opened direct and unencumbered from the open loft space; that the material in these partitions shall be constructed of incombustible material; that the requirements of the labor law, throughout the building, shall be complied with in all other respects.

1055-27-S.

PETITIONER—Champion Laundry, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—452-456 West 55th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

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For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(1055-27-S)

WHEREAS, Champion Laundry, Inc., lessee, filed, September 27, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 452-456 West 55th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 11, 1927 (Order No. 13560-LD), reads:

"1. Provide egress to the street from the stairway at east side of building, by means of a passageway enclosed in fire resisting material, as per Section 271 of the Labor Law."

and

WHEREAS, the building is fireproof, three stories in height, 75 ft. by 95 ft. in area; OCCUPIED by one concern as a laundry: 1st story, 30 persons; 2nd story, 35 persons; 3rd story, 30 persons; EXITS: two interior fireproof stairways, the easterly stairway extending from the first story to roof and the westerly stairway extending from the first to top story, each being enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the third story balcony to the yard, with EGRESS from the termination of the fire escape by means of an iron ladder leading to roof of and fire escape on the building to the west; ROOFS of adjoining buildings: to west, two stories lower; to east, one story higher; and

WHEREAS, petitioner contends that similar orders were issued on April 25, 1919, by the fire department, and when certain work was done on the premises the board of review of the fire department accepted this work in lieu of a compliance with the order, and petitioner, in view of the action of the board of review, requests the acceptance of the existing conditions; and

WHEREAS, the board of review of the fire department, under date of October 21, 1919, accepted the present conditions.

Resolved, that the board of standards and appeals does hereby ratify the action of the board of review under date of October 21, 1919, and grant the variation, on condition that the stipulations of said resolution shall be complied with and that in addition thereto the existing fire escape on the rear of the building shall be equipped to comply with the substandard fire escape rules of the board of standards and appeals and so maintained; that the building shall be not increased in height, and this variation is granted so long as conditions as to occupancy and use remain unchanged.

1130-23-S.

PETITIONER—Samuel Rosenblum, for Jacob Kurtz, owner.

SUBJECT—Application for reopening—interpretation of resolution—re variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—145 East 116th street, Manhattan.

APPEARANCES—

For Petitioner: Irving M. Schwarkopf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(1130-23-S)

WHEREAS, Samuel Rosenblum, for Jacob Kurtz, owner, filed, September 28, 1923, a petition with the board of standards and appeals for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 145 East 116th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated September 11, 1923, reads:

"5. If safe egress may be had from roof, stairway must be extended to roof."

and

WHEREAS, the building is non-fireproof, four stories in height, 18 ft. by 80 ft. in area at the first story and 18 ft. by 48 ft. in area above; EXITS: an interior wooden stairway, extending from the first to top story, with iron ladder to scuttle in roof, enclosed in fire retarded partitions with wooden doors at the openings; ROOFS of adjoining buildings are at same height; OCCUPIED: 1st story, restaurant; 2nd story, offices, 10 persons; 3rd story, manufacturing, 10 persons; 4th story, manufacturing; and

WHEREAS, petitioner proposes to erect a fire escape on the north side of the building, with 45-degree connecting stairs and self-closing, fireproof windows along the course with counterbalanced stair leading to street, and contends that the existing stairway, in conjunction with the proposed fire escape affords ample means of egress; and

WHEREAS, this petition was granted by the board at its meeting, November 20, 1923, on certain conditions, and petitioner requested a modification of these conditions as to stair enclosure.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted on condition that a double-rung fixed iron ladder shall be provided from the top story hall to the roof, and that the stair hall partition on the first story throughout shall be enclosed in fire-retarding material and that a fire escape shall be provided on the north side of the building, with 45-degree connecting stairs, with counterbalanced stairs to street, and with landing platform at level of main roof, and that the occupancy of the fourth story shall not exceed ten (10) persons.

940-27-S.

PETITIONER—Louis A. Sheinart, for Jacob Pinsky, owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—2035 Second avenue, Manhattan.

APPEARANCES—

For Petitioner: Louis A. Sheinart.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Holland and Guilfoyle and Chief Kenlon.. 4
Negative: Commissioner Connell..... 1
Absent 0

THE RESOLUTION—

(940-27-S)

WHEREAS, Louis A. Sheinart, for Jacob Pinsky, owner, filed, August 20, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the

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re commissioner, affecting premises 2035 Second avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 16, 1927 (Order No. 23022-LD), reads:

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. SEE NOTE.

"NOTE: Among the defects noted are the following:

"No stairway from top balcony to roof. No counter-balanced stairway from lowest balcony to ground. Openings on course not fireproof, self-closing. No steps to sills."

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 100 ft. in area at first story and 25 ft. by 35 ft. in area above; OCCUPIED: 1st and 2nd stories, stores, 10 persons each story; upper stories, factories, 25 persons each story; EXITS: an interior steel stairway, extending from the first story to roof, enclosed in wood stud, 1/2-inch plaster boards covered with No. 26 gauge metal partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the top story down to the second story, with drop ladder to adjoining yard at south; ROOFS of adjoining buildings: same level; and

WHEREAS, the petitioner claims that the rear fire escape balconies connect with the building adjoining on the south at each story, and there are no openings between the buildings on any floor; that the present condition of the rear fire escape was accepted as a second required means of egress under Alteration Application No. 2532-26; furthermore, the petitioner contends that the exits are adequate.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress, on condition that the present balcony fire escape shall be brought up to standard, providing a party wall fire escape, connecting to the fire escape of the adjoining tenement house to the south, the said fire escape to be constructed to support throughout its entirety 120 pounds per square foot, with exits, as indicated on the plans filed, from the fire escape to the adjoining tenement house to the south from each balcony of the party wall fire escape, through plain glass windows; that a 60-degree connecting stairs shall be provided on the fire escape throughout on the tenement house run; that the occupancy shall not exceed fifteen persons on each floor above the second story; that the building shall not be increased in height, area or dimension and that the requirements of the labor law shall be complied with in all other respects.

861-27-S.

PETITIONER—William F. Doyle, for Saks Realty Company, owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—611-621 Fifth avenue, 1-7 East 49th street and 28 East 50th street, Manhattan

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(861-27-S)

WHEREAS, William F. Doyle, for Saks Realty Corp., owner, filed, July 28, 1927, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 611-621 Fifth avenue, 1-7 East 49th street and 28 East 50th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated April 21, 1927, read:

"Order No. 18340-LD:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law."

and

"Order No. 18341-LD:

"2. Remove all wire glass in the enclosure of both interior stairways (North and South sides of buildings) on all stories. Sec. 270 of the Labor Law."

and

WHEREAS, the building is fireproof, ten stories (120 ft.) in height, 200 ft. 10 in. by 200 ft. in area; OCCUPIED as a department store, approximately 150 employees per story; on the tenth story there are forty persons engaged on making repairs and alterations to garments sold on the premises; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: three interior fireproof stairways, extending from the first story to roof and enclosed in fireproof partitions; the doors in the stair enclosure at the northeasterly stairway being fireproof; in the doors in the stair enclosure at the north and south sides of the building there are wire glass panels; the area of the glass in door at the cellar story being 21 in. by 27 in., on the first story being 11 in. by 12 in. and on the upper stories being 21 in. by 27 in.; and

WHEREAS, incombustible partitions have been erected in the sample and trunk room on the seventh story and, also, on the eighth and 10th stories; and

WHEREAS, petitioner contends that the sample room on the seventh story is separated from the sales floor space by a fireproof partition with fireproof doors at the openings therein and requests, in view of the premises being a department store and the factory occupancy being in connection with the department store, the acceptance of the wire glass in the doors leading to the stair enclosures and, also, the partitions on the seventh, eighth and tenth stories; petitioner contends, further, that on the various sales floors there are wood ornamental fixtures which are used for display purposes only and are not partitions within the meaning of the labor law.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to item 1 of Order No. 18340, only so far as it affects the incidental partitions subdividing the floor area, on condition that all corridors, stair halls and fire towers shall be enclosed in approved fireproof walls; that the partitions of open booths on the seventh story shall be separated from the main floor area by walls of approved masonry, and that the entire building shall be equipped with an approved wet sprinkler system and standpipe equipment, and that the conditions of the certificate of occupancy now in force shall be complied with in all respects, and granted, as to item 2 of Order No. 18341, on condition that the existing glass panels shall be subdivided into single glass panels by fixed metal muntins, and that these panels shall be subdivided into two separate lights, no one of which shall exceed 260 square inches.

1066-27-S.

PETITIONER—Samuel Rosenblum, for Natsam Realty Co., lessee.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings and order of the fire commissioner.

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PREMISES AFFECTED—20 East 56th street, Manhattan.
APPEARANCES—

For Petitioner: Samuel Rosenblum.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1066-27-S)

WHEREAS, Samuel Rosenblum, for Natsam Realty Co., lessee, filed, October 3, 1927, a petition for a variation from the requirements of the labor law, as cited in decisions of the superintendent of buildings and order of the fire commissioner, affecting premises 20 East 56th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, amended September 15, 1927, in acting on App. No. 2007-1927, reads:

"2. Fire escape must comply with Section 273 of the Labor Law.

"Provide safe fireproof passageway from termination of fire escape to street.";

and

WHEREAS, the decision of the superintendent of buildings, in acting on amendment to Application No. 2007-27, dated October 27, 1927, reads:

"4. Provide single fireproof casement door from 5th floor to proposed fire escape.";

and

WHEREAS, the order of the fire commissioner, dated October 31, 1927 (Order No. 27961-LD), reads:

"1. Arrange the fire escape at rear of building serving as a required means of exit so that same will conform to Sec. 271 of the Labor Law, and the rules of the Board of Standards and Appeals, adopted Feb. 23, 1927.

"1. No fire door provided at opening to fire escape at 5th story.

"2. No safe egress from termination of fire escape to street.";

and

WHEREAS, the building is non-fireproof, five stories in height, 20 ft. by 100 ft. 5 in. in area; OCCUPIED: 1st story, store; 2nd story, show room and office, 8 persons; 3rd story, manufacture of hats, 30 persons; 4th story, manufacture of dresses, 20 persons; 5th story, dwelling; EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; a 45-degree fire escape on the rear of the building, having fireproof openings along the course thereof (excepting on the fifth story), extending from the roof to an iron bridge, at the second story level, connecting with the fire escape on the premises to the rear, No. 19-21 East 55th street; there is an iron stair leading from the fire escape on the premises at the rear to the yard of No. 17 East 55th street; ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner contends that the top story of the premises in question is occupied as a dwelling; that the occupancy of the building is small and requests the acceptance of the existing means of exit.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to item 2 of the bureau of buildings' disapproval of September 15, 1927, only so far as it affects the egress from the termination of the fire escape, and granted, as to item 1, of the order of the fire commissioner, No. 27961-LD, on condition that the fire escape on the rear of the building shall comply with the requirements of the labor law in all respects except as to egress from the termination, which shall be provided by means of an iron bridge at the second story level, connecting with fire escape balcony of premises

directly to the rear of No. 19 East 55th street, with exit from the fire escape of the building to the rear by means of a fireproof door off second story balcony through premises and by means of stairs from the northerly end of the fire escape on No. 19 East 55th street to the yard of premises No. 17 East 55th street, and that the requirements of the labor law shall be complied with in all other respects.

1098-27-S.

PETITIONER—Samuel Rosenblum, for The West 26th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—37-43 West 26th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(1098-27-S)

WHEREAS, Samuel Rosenblum, for The West Twenty-sixth Street Corp., filed, October 10, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 37-43 West 26th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 21, 1927 (Order No. 18182-LD), reads:

"2. Reduce the area of wired glass in partitions enclosing stairway at the east and west side of building so that no single pane of glass shall exceed 360 sq. inches or not more than 720 square inches on any story as per Rule 505 of the Industrial Code.";

and

WHEREAS, the building is fireproof, twelve stories in height, 100 ft. by 98 ft. 9 in. in area at first story and 100 ft. by 90 ft. 4 in. in area above; OCCUPIED: 1st story, stores; 2nd story, vacant at present; upper stories, manufacture of garments; 3rd story, 14 persons; 4th story, 60 persons; 5th story, 25 persons; 6th story, 75 persons; 7th story, 10 persons; 8th story, 50 persons; 9th story, 50 persons; 10th story, 45 persons; 11th story, 90 persons; 12th story, 170 persons; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof wire glass paneled doors at openings; an accommodation iron stairway, extending from the tenth to the twelfth story, enclosed in fireproof partitions, with fireproof wire glass paneled doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the first story, with EGRESS from the termination of the fire escape by means of fireproof hall on the first story; and

WHEREAS, in each door leading to the stair enclosure there is a wired glass panel 43 in. by 25 in. in area and a panel in the transom overhead 19 in. by 31 in.; on the southerly side of each stair enclosure on each story there are two wired glass panels each 59 in. by 22 in. which front on the elevators; on the second and third stories, in the westerly stair enclosure, there are two 20 in. by 20 in. wired glass panels which open into toilets; in the stair enclosure of the accommodation stairway on each story there are wired glass panels 21 in. by 32 in. in each door; wired glass 17 in. by 27 in. in each transom and also two wired glass panels 40 in. by 22 in. opening into toilets; and

WHEREAS, petitioner contends that the building was erected in 1908, at which time there was no requirement

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to the area of the wired glass, and that the building was erected in accordance with approved plans and requests the acceptance of existing conditions; and

WHEREAS, the building is equipped throughout with an approved standpipe and sprinkler system; and

WHEREAS, the present conditions have existed since the erection of the building.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that no single light of glass shall exceed an area of 360 sq. in., the existing glass panels shall be subdivided by fixed metal muntins, and granted only as long as conditions as to occupancy and use otherwise remain unchanged.

1010-27-S.

PETITIONER—Maximilian Zipkes, for Herman M. Hess, et al., owners.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—129-133 West 20th street, Manhattan.

APPEARANCES—

For Petitioner: Michael Densen and Herman Wolff.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

THE RESOLUTION—

(1010-27-S)

WHEREAS, Maximilian Zipkes, for Herman M. Hess, et al., owner, filed, September 14, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 129-133 West 20th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 18, 1927 (Order No. 23142-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the exterior stairway at rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, six stories in height, 67 ft. 7 in. by 85 ft. in area; OCCUPIED: 1st story, show room, 2 persons; 2nd story, manufacture of furniture, 24 persons; 3rd story, manufacture of furniture, 10 persons; 4th story, office and cutting, 5 persons; 5th story, manufacture of paper boxes, 21 persons; 6th story, manufacture of paper boxes, 12 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an interior iron stairway, extending from the first story to roof, enclosed in four-inch terra cotta partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the top story down to yard level; a gooseneck ladder to roof, with EGRESS from the termination of the fire escape by means of stairs up to adjoining yard at east; ROOFS of adjoining buildings: 30 ft. lower at east; same height at west; and

WHEREAS, the petitioner claims that egress may be had from the rear yard to adjoining yards at east and west, thence through the adjoining buildings to the street; and

WHEREAS, petitioner claims that egress may be had from termination of rear fire escape by means of a new iron

stairs leading up to and connecting with platform of the outside fireproof stairs on rear of building adjoining at northwest, thence through a fireproof passageway to West 21st street; also that the owner of the 21st street building has granted permission for the use of his fire passage.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects egress from the termination of the rear fire escape, on condition that an open yard shall be maintained in common between this and the adjoining premises to the west and at rear, with iron platforms and steps not less than 3 ft. in width and at an angle of 45 degrees leading to the premises directly to 132-134 West 21st street, with egress through unobstructed passageway direct to West 20th street; that an affidavit of agreement shall be filed with the fire department as to the right of exit through the adjoining premises at the rear on West 21st street; that the building shall be not increased in height, and this variation is granted so long as conditions as to operation and use remain unchanged.

1296-27-S.

PETITIONER—Hamill, Weinberg & Munro, for 122 West 45th Street Corp., lessee.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings, and order of fire commissioner.

PREMISES AFFECTED—38-40 West 48th street, Manhattan.

APPEARANCES—

For Petitioner: James J. Munro.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

THE RESOLUTION—

(1296-27-S)

WHEREAS, Hamill, Weinberg & Munro, for 122 West 45th Street Corp., lessee, filed, December 13, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 38-40 West 48th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated November 30, 1927 (re certificate of occupancy), reads:

"1. Building is not provided with an exterior enclosed fireproof stair (fire tower) as provided under Sec. 270, paragraph 3 of the Labor Law.

"5. Area of glass panes in windows at front of building exceed 720 square inches.

"7. Openings to sub-divided spaces from public corridor not protected as per Labor Law Sec. 264; kalamein doors therein are provided with plane glass and plane glass transom and doors do not swing outwardly.

"8. Wooden partitions erected, and combustible floor finish (linoleum) provided on portions of various floors. Also wood doors and trim used in the incombustible partitions on 1st and mezzanine floors.";

and

WHEREAS, the order of the fire commissioner, dated January 23, 1928 (Order No. 4591-LD), reads:

"1. Discontinue the use of the above premises for factory purposes as the building does not conform to Sec. 270 of the Labor Law.

"NOTE: Among the defects noted are the following:

"1. Interior electric fire alarm system not provided.

MINUTES

"2. No fire drill conducted.

"3. Exit signs with red lights at all means of exit not provided.

"4. Doors from all rooms to corridors not arranged to swing outwardly.

"5. Exterior enclosed fireproof stairway has not been provided.";

and

WHEREAS, the building is fireproof, eleven stories (124 ft. 5 in.) in height, 32 ft. 4 in. by 100 ft. 5 in. at first story and 32 ft. 4 in. by 90 ft. 5 in. (2,923 sq. ft.) in area above, located within a business use district; OCCUPIED: cellar, storage and boiler room, 5 persons; 1st story, store, 70 persons; upper stories, offices, show rooms and 25 per cent. manufacturing, 30 persons on each story; EQUIPPED with a sprinkler system and standpipe system; EXITS: two interior iron and cement stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; ROOFS of adjoining buildings: 50 ft. lower at east and west; and

WHEREAS, the petitioner claims that the building was erected in 1925 to be used for stores, offices and show rooms; as to item 1, that the two interior stairways provide more than sufficient exits for the occupancy; as to item 5, that the maximum area of a pane of glass on street front at first story is 8,288 sq. in.; 2nd story, 850 sq. in.; 3rd story, 5,522 sq. in.; 4th to 8th stories, 1,054 sq. in.; 9th to 11th stories, 1,428 sq. in.; as to item 7, that the kalamein doors swing inwardly and are provided with plain glass panels of 926 sq. in. and a plain glass transom over the same of 120 sq. in.; as to item 8, that the wooden partitions were erected by the tenants to divide off the rented spaces, and the linoleum laid on floors of show rooms for decorative effect; furthermore, the petitioner contends, as to items 1 and 8, that the construction of a fire tower, the erection of new partitions and the removal of linoleum would entail a very substantial loss; as to item 5, to divide the glass panes into smaller areas would mar the architectural appearance; as to item 7, that the plain glass affords more light to the public corridors; and

WHEREAS, the manufacturing conducted in this building, as stated under sworn affidavit, is substantially confined to the rearrangement and adjustment of jewelry, precious stones and gems purchased on these premises.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to the decision of the superintendent of buildings, Item No. 1, *on condition* that a secondary means of egress shall be maintained by the additional fireproof enclosed stairway; as to Item No. 5, *on condition* that the openings shall be equipped with approved metal frames and sash, glazed with one-quarter-inch polished plate glass; as to Item No. 7, only so far as it affects the door openings not on the course of the required means of exit stair hall enclosure; as to Item No. 8, only so far as it affects any room other than space not used for manufacturing purposes, and *granted*, as to the order of the fire commissioner, Order No. 4591-LD, sections 1 and 2, *on condition* that the premises shall be equipped with a two-source wet sprinkler system, except in the fireproof stairs, and *granted*, as to Items 4 and 5, as per Items 1 and 7 in the decision of the superintendent of buildings, and that the order be and it hereby is *denied* in all other respects.

750-26-S.

PETITIONER—Samuel Rosenblum, for Samuel Osfer, lessee.

SUBJECT—Application for reopening—modification—re-variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—172 Sands street, Brooklyn.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin

Negative

Absent

THE RESOLUTION—

(750-26-S)

WHEREAS, Samuel Rosenblum, for Samuel Osfer, lessee, filed, September 10, 1926, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 172 Sands street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 26, 1926 (Order No. 91706-LD), reads:

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method complying with the requirements of Section 271 of the Labor Law. SEE NOTE.

"Among the defects noted are the following:

"Not screened to a height of 4' 6".

"No stairway from top balcony to roof.

"2. Remove the sub-standard fire escape on the front of building or reconstruct same as per Sec. 274 of the Labor Law and Rule 3 of the Board of Standards and Appeals adopted May 9, 1924. Among the defects noted are the following:

"Windows on course not fireproof, self-closing.

"3. Enclose the interior stairway at the west side of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire-resisting material extending continuously from the cellar to 3 feet above the roof, constructed as per Section 271 of the Labor Law or carry out a proper alternative method complying with the requirements of Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, six stories height, 19 ft. by 95 ft. in area; OCCUPIED by one tenant a candy factory: 1st story, 4 persons; 2nd story, 5 persons; 3rd story, 3 persons; 4th story, 5 persons; 5th story, 5 persons; 6th story, 7 persons; EXITS: an interior wood stairway, extending from the roof to the open loft on the first story, enclosed in fire-retarding partitions (except lath and plaster partitions on the first story, and accommodation opening on the third story protected by a wood door and, also, wire glass panels 28 in. by 54 in. in area in the stair enclosure) with fireproof doors at openings; sub-standard fire escape on the front of the building, having unprotected openings along the course thereof, extending from the top story to the second story balcony, with fire ladder to street; a fire escape on the rear of the building having fireproof openings along the course thereof, extending from the top story to an open court leading to street; ROOFS of adjoining buildings: to west, three stories lower to east, two stories lower; and

WHEREAS, petitioner proposes to fire retard the stair enclosure at the first story and to provide a fireproof door at the accommodation opening in the stair enclosure on the third story and requests the acceptance of the wire glass

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els, and, also, the acceptance of the present termination of the stairway in view of the narrow width of the building, as to the fire escapes, requests their acceptance as there is no safe egress from the roof, and that the occupancy of the building is small; and

WHEREAS, this petition was granted by the board at its meeting, November 16, 1926, on certain conditions, and petitioner requested a modification of these conditions.

Resolved, that the board of standards and appeals does hereby make a variation from the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 1, only so far as it affects the stairway from the top story balcony of fire escape to the roof, on condition that a oseneck ladder shall be provided from the top story balcony to the roof and that the fire escape shall comply with the requirements of the labor law in all other respects, and granted, as to Item 2, only so far as it affects the fireproofing of the windows, on condition that the fire escape shall comply with the requirements of the labor law in all other respects, and granted, as to Item 3, only so far as the egress from the termination in the first story is affected, on condition that a horizontal exit shall be provided in the party wall, first and second story, rear, said openings be equipped with approved fire doors; that a horizontal exit shall be provided within the stairhall enclosure, second story, leading into a fire-resisting stair hall enclosure in No. 170, leading direct to the street, and that the stair enclosure shall comply with the requirements of the labor law in all other respects.

APPLIANCES SUBMITTED FOR APPROVAL
1071-27-SA.

PETITIONER—William F. Regan, for New Process Heating Corp.

SUBJECT—New Process Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar, subject to inspection by committee of board.

977-27-SA.

PETITIONER—The Martell Packings Co.

SUBJECT—Application for reopening—restoration to calendar, previously dismissed for lack of prosecution—re approval of Romec Rotary Pump.

APPEARANCES—

For Petitioner: D. B. Trueblood.

ACTION OF BOARD—Petition reopened and placed on reserve calendar, subject to inspection by committee of the board.

THE VOTE TO REOPEN AND RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

Adjourned 5.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

MINUTES

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held February 28, 1928, as they appeared in Bulletin No. 10, Vol. XIII, are hereby corrected to read as follows:

AREAS FIXED.

(1056-27-BZ)

The chairman presented and read a communication from Henry G. Harrington, requesting the board to fix the

* Correction—Calendar number changed from 1043 to 1056-27-BZ.

area deemed affected and within which to obtain consents to permit the extension from an unrestricted district into a business district of a garage for more than five motor vehicles; premises 608-616 Union street and 569-577 President street, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Union street and President street, from a point 100 ft. west of Fourth avenue to a point 400 ft. east of the premises in question and, also, both sides of Fourth avenue from a point 100 ft. south of President street to a point 100 ft. north of Union street.

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*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday morning, February 14, 1928, as they appeared in Bulletin No. 8, Vol. XIII, are hereby corrected to read as follows:

THE RESOLUTION—

(1022-27-A)

WHEREAS, Samuel Rosenblum, for 806 Broadway Corp., owner, filed, September 19, 1927, an appeal from an order of the fire commissioner, affecting premises 806-808 Broadway and 104-106 Fourth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 16, 1927 (Order No. 22947-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway en-

* Correction—Words "the occupancy not to exceed the legal capacity of the interior stairs" added in line 24.

closure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building, facing on two street fronts, is non-fireproof, six stories (82 ft.) in height, 51 ft. 4 in. by 230 ft. 11¼ in. (approximately 11,200 sq. ft.) in area; OCCUPIED: 1st story, store; 2nd story, clothing jobbers, 10 persons; 3rd story, clothing jobbers, 13 persons; 4th story, cutting clothing, 20 persons; 5th story, manufacturing suits, 25 persons; 6th story, manufacturing suits, 8 persons; the occupancy not to exceed the legal capacity of the interior stairs; and

WHEREAS, appellant contends that the area of the building is slightly in excess of the area requiring the installation of a standpipe system; that the building is protected by an automatic sprinkler system.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that there shall be maintained an approved automatic sprinkler system, with central office connection, in accordance with the requirements of the board of standards and appeals, and that the building shall not be increased in height, area or dimension, and granted only as long as conditions as to use and occupancy remain substantially unchanged.

APPLIANCES

FUEL OIL PUMPS

Approved by the Board of Standards and Appeals

<i>Name of Pump</i>	<i>Calendar No.</i>	<i>Name of Pump</i>	<i>Calendar No.</i>
American Marsh Duplex.....	638-25-SA	Marsh Fuel Oil Pump.....	1050-23-SA
American Marsh Simplex.....	639-25-SA	McGowan Horizontal Duplex Fuel Oil Pump..	936-23-SA
Ballard Duplex Electric Driven Pump Set....	1413-22-SA	M. D. Rotary.....	52-27-SA
Beach Russ 'Co. Rotary.....	1134-22-SA	Milwaukee Piston Rotating Port Pump.....	763-25-SA
Blackmer Rotary.....	935-24-SA	Monroe Oil Pump.....	658-26-SA
Blake & Knowles Horizontal Simplex Piston Pattern Pump.....	372-21-SA	Northern Rotary.....	1396-24-SA
Century Rotary.....	908-21-SA	Quimby Screw Pump.....	1193-21-SA
Cook Electric Oil Pump.....	603-25-SA	Ray Rotary.....	588-25-SA
Davidson	590-21-SA	Rotary Pressure Pump.....	1060-25-SA
Dean Bros. Durable Duple.....	840-22-SA	Rotary Vacuum Pump.....	513-25-SA
Deming Double Oscillating Force Pump.....	458-27-SA	Tate-Jones'	492-21-SA
Enterprise Oil Pump.....	11-28-SA	Teesdale Automatic Booster Fuel Oil Pump..	1279-25-SA
Exeter Rotary.....	507-22-SA	Viking	438-21-SA
Gould Hand Rotary.....	1133-25-SA	Warren Oil Pump.....	1169-23-SA
Gould Triplex Plunger.....	257-22-SA	Worthington Duplex Double-Acting Steam Pump	184-22-SA
Kinney Rotating Plunger Pump.....	503-24-SA	Worthington Show Model Duplex.....	194-24-SA
Leiman Rotary.....	95-24-SA		

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

<i>Name of Burner</i>	<i>Calendar No.</i>	<i>Name of Burner</i>	<i>Calendar No.</i>
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*May Oil Burner.....	68-24-SA
*Arcoil Heat Machine.....	632-26-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	*Morrisey Oil Burner.....	673-27-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
Ballard Automatic Oil Burner.....	1363-23-SA	Morse Fan Tail Type Steam Atomizing Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Staples & Pfeiffer Steam Atomizing High Pressure Burner.....	1414-22-SA	*Moussette Oil Burner.....	887-25-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*National Rotary Oil Burner.....	836-25-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	*Nokol Automatic Heater.....	1078-24-SA
*Berggren Oil Burner.....	764-26-SA	North American Low Pressure Oil Burner..	792-26-SA
Best Calorex Burner.....	1464-21-SA	*Nu-Way Oil Burner.....	773-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Orr Fuel Oil Burner.....	113-26-SA
*Caloroil Burner—Type AA.....	1361-24-SA	*Paramount Oil Burner.....	1193-25-SA
Coen Mechanical Oil Burner.....	942-21-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	Peabody-Fisher Wide Range Mechanical Oil Burner	644-21-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Petro Domestic Burner.....	161-26-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	Petro Mechanical Burner and Air Register..	735-24-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Doherty Oil Burner.....	943-26-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Eisler Automatic Oil Burner.....	481-27-SA	*Rayfield Oil Burner.....	504-26-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Ray Rotary Fuel Oil.....	504-23-SA
Enco Burner.....	1414-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enterprise Rotary Fuel Oil Burner.....	1149-27-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulse Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gill Oil Burner.....	1231-23-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	Steam Oil Burner.....	183-22-SA
*Gulf Oil Burner.....	382-26-SA	*Summerheat Oil Burner.....	581-26-SA
Hammel Oil Burner.....	1278-21-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	Surface Combustion Low Pressure Burner..	92-23-SA
*Hart Automatic Oil Burner.....	1162-24-SA	*Sword Automatic Oil Burner.....	951-25-SA
Hauck Venturi Low Pressure Oil Burner....	88-27-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Holby Oil Burner.....	328-27-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*Homer Domestic Oil Burner.....	1211-25-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
*International Oil Burner.....	1305-24-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	*Universal Fuel Oil Burner.....	6-24-SA
Joyce Oil Burner.....	852-26-SA	*Vesta Oil Burner.....	451-26-SA
*K. F. C. Oil Burner.....	846-25-SA	Gem Fuel Oil Burner.....	111-26-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
Lientz Oil Burner.....	155-20-SA	*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
		*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 29-27-A—39 Fifth avenue, Manhattan.
 30-27-A—13-16 Central Park West, Manhattan.
 31-27-A—20-28 West 72nd street, Manhattan.
 32-27-A—242-248 West 76th street, Manhattan.
Appliances Submitted for Approval.
 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
 72-21-SA—Ford Fire Line Reducing Valve, approval of.
 47-22-SA—Howard Water Pressure Reducing Devices, approval of.
 10-22-SA—Crocker Gas Valve, approval of.
 99-22-SA—Kennell Gas Cut-Off Valve, approval of.
 73-22-SA—Anti-Syphon Valve, approval of.
 30-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
 49-22-SA—Ccen Oil Burner, approval of.
 91-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
 24-23-SA—Master Gas Shut-Off Valve, approval of.
 25-23-SA—Packless Gas Shut-Off Valve, approval of.
 27-23-SA—S. & K. Gas Shut-Off Valve, approval of.
 32-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
 75-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
 29-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
 297-23-SA—"Automatic" Deluge Valve, approval of.
 443-23-SA—Automatic Gas Shut-Off, approval of.
 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
 959-23-SA—Hydro Carbon Oil Burner, approval of.
 246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
 346-23-SA—Heatiator Oil Burner, approval of.
 550-23-SA—Apex Gas Cut-Off Valve, approval of.
 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
 016-24-SA—Milnes Oil Burner, approval of.
 108-24-SA—Simplicity Fuel Oil Burner, approval of.
 142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
 146-24-SA—Salvo Fire Extinguisher, approval of.
 359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
 500-24-SA—Smolensky Check Valve, approval of.
 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
 683-25-SA—Billow Fuel Oil Burner, approval of.
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
 1106-25-SA—Modern Oil Burner, approval of.

- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
 1264-25-SA—Koerting Gear Pump, approval of.
 1346-25-SA—Palmer Gravity Lock, approval of.
 167-26-SA—Johnson Automatic Oil Burner, approval of.
 353-26-SA—Signal Weatherproof Bells, approval of.
 364-26-SA—Kork-n-Seal, approval of.
 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
 418-26-SA—Film Inspection Machine (approved type), approval of.
 484-26-SA—Protectoseal Cover, approval of.
 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
 751-26-SA—Jones Oil Burner, approval of.
 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
 929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
 950-26-SA—Ideal Fuel Oil Burner, approval of.
 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
 110-27-SA—Wilbur Extinguisher, approval of.
 115-27-SA—Even-Heat Oil Burner, approval of.
 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
 537-27-SA—Leader Gas Shut-Off Valve, approval of.
 618-27-SA—Stuhler Oil Burner, approval of.
 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
 814-27-SA—Elkhart Flush Type Siamese, approval of.
 899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
 900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
 977-27-SA—Romec Rotary Pump, approval of.
 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
 1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.
 1071-27-SA—New Process Oil Burner, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1927.....	669
Cases filed up to March 7, 1928.....	205
Restored to calendar.....	19

MISCELLANEOUS APPLICATIONS.	
Requests to reopen.....	45
Requests to amend.....	9
Requests for modification.....	4
Requests to rescind.....	1
Requests for extension of time.....	12
Requests for extension of permit.....	0
Requests for mechanical installations.....	0
Requests for approval of plans.....	5
Administrative requests.....	0
Requests for interpretation.....	1
Total	970
Disposed of.....	321
Cases pending March 7, 1928.....	649

DISPOSITION OF CASES.	
Withdrawn	32
Dismissed	24
Denied	48
Granted	0
Granted on condition.....	117
Appliances approved.....	14
Appliances dismissed, disapproved or withdrawn....	9
Rules approved.....	0
Rules disapproved or rescinded.....	0

MISCELLANEOUS ACTIONS.	
Requests to reopen granted.....	40
Requests to reopen denied.....	5
Requests to amend granted.....	9
Requests to amend denied.....	0
Requests for modification granted.....	2
Requests for modification denied.....	2
Requests to rescind granted.....	1
Requests to rescind denied.....	0
Requests for extension of time granted.....	11
Requests for extension of time denied.....	1
Requests for extension of permit granted.....	0
Requests for extension of permit denied.....	0
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	4
Plans disapproved.....	1
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	1
Requests withdrawn or dismissed.....	0
Total	321

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

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JOHN GUILFOYLE

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WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.
TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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This issue of the Bulletin contains, in the order given—

- Docket.
- Call of Clerk's Calendar.
- The Trial Calendar.
- Notices in Building Zone Cases.
- Minutes of Regular Meeting, March 13, 1928, 10 a. m.
- Minutes of Regular Meeting, March 13, 1928, 2 p. m.
- Appliances Approved.
- Reserve Calendar.
- Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, March 20, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, March 27, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman,

CALENDAR

DOCKET.

New Cases Filed up to March 14, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
227-28-A.....	F.D.....	1211 Second ave., Man., L. C. 41243
226-28-S.....	F.D.....	241-243-245 W. 29th st., Man., N. B. 483-27
225-28-S.....	F.D.....	50 W. 46th st., Man., L. D. 10807
224-28-S.....	F.D.....	48 W. 46th st., Man., L. D. 32994
223-28-BZ.....	F.D.....	329-353 Skillman ave., L. I. C., Q., Alt. 174-28
222-28-BZ.....	F.D.....	1173-1179 Myrtle ave., Bklyn., Alt. 622-28
221-28-BZ.....	F.D.....	176-17 to 176-25 Baisley blvd., St. Albans, Q., Alt. 362-28
220-28-BZ.....	B.B.B....	1201-1211 Avenue P, Bklyn., Applic. 1745-28
219-28-A.....	F.D.....	1619 Broadway, Man., F-16501
218-28-S.....	F.D.....	1793-1799 Jerome ave., Bx., L. D. 32755
217-28-BZ.....	B.B.B....	1006-1010 Broadway, Bklyn., Applic. 2610-28
216-28-S.....	F.D.....	368 Canal st., Man., L. D. 29016
215-28-S.....	F.D.....	176 Park Row, Man., L. D. 25359 & 25360
214-28-BZ.....	B.B.B....	1483-85 Gravesend ave., Bklyn., Applic. 1334-28
213-28-SA.....	F.D.....	Ford Automatic Pressure Regu- lating Valve, Appliance
212-28-BZ.....	B.B.M....	2024-28 Amsterdam ave., Man., Alt. 333-28
211-28-BZ.....	B.B.Q....	North side of Braddock st., 155.48 ft. east of 244th st., Queens Village, Q., N. B. 675-28
210-28-A.....	B.B.M....	668 Eighth ave., Man., N. B. 272-27
209-28-BZ.....	B.B.M....	1-19 La Salle pl., Man., Alt. 249-28
208-28-A.....	B.B.M....	1569 Third ave., Man., Viol. 522-27
207-28-BZ.....	B.B.R....	329 Washington ave., Rich., N. B. 156-28
206-28-BZ.....	B.B.Q....	147-161 Jasmine ave., Flushing, Q., N. B. 1169-28
<i>Restored to Calendar.</i>		
1103-27-BZ.....	B.B.Q....	105-113 Northern blvd., Flush- ing, Q., N. B. 11621-27
228-27-BZ.....	B.B.B....	14-30 Empire blvd., Bklyn., Applic. 23259

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan

B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, MARCH 20, 1928, AT 2 P. M.

Building Zone Cases.

- 1144-27-BZ.
APPLICANT—Marben Realty Corp., owner.
PREMISES—Southeast corner of Cedar avenue and West 179th street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
- 1152-27-BZ.
APPLICANT—John J. Dunnigan, for Knickerbocker Hospital, owner.
PREMISES—505 West 131st street and 1449 Amsterdam avenue, northwest corner, Manhattan.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
- 1190-27-BZ.
APPLICANT—Charles A. Peabody, owner.
PREMISES—400-414 West 155th street and 91-99 St. Nicholas place, Manhattan.
APPLICATION, under sections 7e and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station.

MARCH 20, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1043-27-A—1041-1053 Webster avenue, The Bronx.
1059-27-A—99-117 North 11th street, 124-142 North 12th street and 36-48 Berry street, Brooklyn.
1086-27-A—101 Park avenue, Manhattan.
1087-27-A—424-442 Lexington avenue, Manhattan.
1088-27-A—689-691 Fifth avenue and 1 East 54th street Manhattan.
1089-27-A—1 Park avenue, Manhattan.
1113-27-A—1440 Broadway, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provision of the building zone resolution, *Tuesday morning, March 20, 1928, at 10 o'clock, in Room 1013, Municipal Building on the following matters:*

- CAL. NO. 913-27-BZ—Application, August 13, 1927, under section 21 of the building zone resolution, of Charles Klenk, applicant, on behalf of Arthur Bucher, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Fairview avenue and Forest avenue Ridgewood, Borough of Queens.

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CAL. NO. 938-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Danclare Holding Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2388-2394 Rye avenue, The Bronx.

CAL. NO. 980-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Liberty Heights Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Cooper avenue and Cypress avenue, Cypress Hills, Borough of Queens.

CAL. NO. 787-27-BZ—Application, July 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, substituted for Louis A. Sheinart, on behalf of Edis Realty Co., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station (previously denied); premises northeast corner of Bay Ridge avenue and Shore road, Brooklyn.

CAL. NO. 1013-27-BZ—Application, September 16, 1927, under section 21 of the building zone resolution, of John F. Buchan, applicant, on behalf of Ralph Ferrara, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8159-8167 Liberty avenue, Woodhaven, Borough of Queens.

CAL. NO. 958-27-BZ—Application, August 27, 1927, under sections 7e and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Elias Burak, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station; premises 509 Leonard street and 285-295 Driggs avenue, southwest corner, Brooklyn.

CAL. NO. 952-27-BZ—Application, August 26, 1927, under section 21 of the building zone resolution, of Charles Martens, applicant, on behalf of Leah K. Kosower and Rosie Glickman, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 1784-1786 81st street and 8102-8104 18th avenue, southwest corner, Brooklyn.

CAL. NO. 962-27-BZ—Application, August 30, 1927, under section 21 of the building zone resolution, of Charles E. Heydt, applicant, on behalf of 730 West End Avenue Corp., owner, to permit in a residence district the erection of a one-story extension, also the alteration and change of the cellar living apartment for store purposes; premises 739 West End avenue and 301 West 96th street, northwest corner, Manhattan.

CAL. NO. 963-27-BZ—Application, August 31, 1927, under section 7b of the building zone resolution, of W. T. McCarthy, applicant, on behalf of James McLaren, owner, to permit in a residence district, extending from a business district, the erection and maintenance of a building to be used for store purposes; premises 867 Union street, Brooklyn.

CAL. NO. 976-27-BZ—Application, September 6, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of McMahon Brothers, owners, to permit, partly in a business district and partly in a residence district, the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles; premises southwest corner of Queens boulevard and Devon place, Forest Hills, Borough of Queens.

CAL. NO. 1007-27-BZ—Application, September 13, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Emma C. Rivers, owner, to permit in a residence district the erection and maintenance of an apartment house with store occupancy on the first story; premises 69-73 East 16th street and 1601-1611 Church avenue, northeast corner, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MARCH 20, 1928, 2 P. M.

Petitions for Variations.

- 1035-27-S—431-433 Southern boulevard, The Bronx.
- 1130-27-S—13-15 West 20th street (fourth, fifth, sixth, seventh and ninth floors), Manhattan.
- 1138-27-S—99-101 Walker street and 101-105 Lafayette street, Manhattan.
- 609-27-S—243-249 West 67th street, Manhattan.
- 989-27-S—1385-1391 Broadway and 132-142 West 38th street, Manhattan.
- 1132-27-S—578 Madison avenue and 24-26 East 57th street, Manhattan.
- 964-27-S—14-16 East 38th street (fifth floor), Manhattan.
- 1114-27-S—810 Broadway, Manhattan.
- 845-27-S—16 East 56th street, Manhattan.
- 872-27-S—21 East 8th street, Manhattan.
- 990-27-S—225-235 West 37th street (12th floor), Manhattan.
- 991-27-S—225-235 West 37th street (9th floor, front), Manhattan.
- 992-27-S—225-235 West 37th street (7th floor), Manhattan.
- 993-27-S—225-235 West 37th street (5th floor), Manhattan.
- 994-27-S—225-235 West 37th street (8th floor), Manhattan.
- 995-27-S—225-235 West 37th street (15th floor), Manhattan.
- 996-27-S—225-235 West 37th street (4th floor, front), Manhattan.
- 998-27-S—225-235 West 37th street (3rd floor), Manhattan.

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999-27-S—225-235 West 37th street (6th floor, front), Manhattan.

Appliances Submitted for Approval.

1151-27-SA—Allen 2½ Inch Angle Valve, approval of.

1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.

1290-27-SA—Edwards Tank Sentinel, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, MARCH, 27, 1928, AT 2 P. M.

Building Zone Cases.

1142-27-BZ.

APPLICANT—Magrak Garage Corp., lessee, for Adolph Lewisohn & Sons, Inc., owner.

PREMISES—606 West 158th street and 19 Audubon place, southeast corner, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an electric sign.

1164-27-BZ.

APPLICANT—Robert W. Maloney, for A. W. Palumbo, owner.

PREMISES—Southwest corner of Waterbury avenue and Eastern boulevard, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1173-27-BZ.

APPLICANT—John J. Dunnigan, for S. S. & L. P. Corp., owner.

PREMISES—2325 Southern boulevard, west side of Southern boulevard, 75.91 feet north of East 183rd street, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1180-27-BZ.

APPLICANT—Daniel E. Ragalie, owner.

PREMISES—Northeast corner of 15th avenue and Burton street, Whitestone, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1193-27-BZ.

APPLICANT—James Kearney, for B. & O. Realty Corp., owner.

PREMISES—2435-2449 Walton avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house having stores on the first story.

1226-27-BZ.

APPLICANT—Louis A. Sheinart, for Jamaica West End Realty Corp., owner.

PREMISES—Northwest corner of Metropolitan avenue and Jamaica avenue, Richmond Hill, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

MARCH 27, 1928, 10 A. M.

Appeals from Administrative Orders.

1147-27-A—2614-2616 Myrtle avenue, Glendale, Borough of Queens.

1150-27-A—8-22 Congress street, Brooklyn.

1177-27-A—504-520 Grand street, Buildings A, B, C and F, Manhattan.

1178-27-A—22-36 Sheriff street, 84-98 Broome street and 21-23 Columbia street, Buildings I, K and L, Manhattan.

1181-27-A—161-163 Madison avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, Tuesday morning, March 27, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 855-27-BZ—Application, July 26, 1927, under section 21 of the building zone resolution, of Harry H. Holler, applicant, on behalf of Anna C. Bingler, owner (Certified Gas Stations, Inc., lessee), to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEver Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard northwest corner of East 172nd street The Bronx.

CAL. NO. 926-27-BZ—Application, August 17, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Goldix Realty Corp. owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1440 Sedgwick ave., The Bronx.

CAL. NO. 1067-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution,

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tion, of Philip J. Sinnott, applicant, on behalf of Glenhall Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

CAL. NO. 1091-27-BZ—Application, October 8, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Jacob Govern, on behalf of Jakmore Realty Corp., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 251-259 79th street, Brooklyn.

CAL. NO. 1115-27-BZ—Application, October 17, 1927, under section 21 of the building zone resolution, of Louis A. Sheinart, applicant, on behalf of Cantel Realty Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises south side of West 233rd street, 171 feet west of Albany Crescent, The Bronx.

CAL. NO. 1119-27-BZ—Application, October 18, 1927, under sections 7e and 21 of the building zone resolution, of Max Feigenbaum, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north side of Metropolitan avenue, 20.68 feet east of Cuthbert place, Richmond Hill, Borough of Queens.

CAL. NO. 1123-27-BZ—Application, October 20, 1927, under section 21 of the building zone resolution, of William Meyer, applicant and owner, to permit in a residence district the erection and maintenance of a building to be used for stores on the first story and as dwellings above; premises northwest corner of Central avenue and Meade street (68th street), Ridgewood, Borough of Queens.

CAL. NO. 1129-27-BZ—Application, October 21, 1927, under section 21 of the building zone resolution, of Audrey Holding Corp., owner, to permit in a residence district the erection and maintenance of an apartment house with store occupancy in the basement story; premises 65-75 St. Nicholas place, northwest corner of West 153rd street, Manhattan.

CAL. NO. 1207-27-BZ—Application, November 15, 1927, under sections 7b and 21 of the building zone resolution, of Henry C. Pelton, applicant, on behalf of John D. Rockefeller, Jr., owner, to permit in a residence district, extending from a business district, the erection and maintenance of an extension to an existing business building; premises 680-684 Fifth avenue, southwest corner of West 54th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

MARCH 27, 1928, 2 P. M.

Appeals from Administrative Orders.

1052-27-A—1672-1678 Broadway, Manhattan.

1099-27-A—First street, bounded by Second street, Bond street and Gowanus Canal, Brooklyn.

1077-27-A—3 East 61st street, Manhattan.

694-27-A—217-221 Main street, Tottenville, Borough of Richmond.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, March 27, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1050-27-BZ—Application, September 26, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of S. S. Kresge Co., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a building occupied in part for business purposes; premises 2125 86th street, Brooklyn.

CAL. NO. 1027-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of G. & K. Investing Corp., owner, to permit in a residence district the erection and maintenance of a business building (stores); premises east side of Bailey avenue, 153.03 ft. north of Albany Crescent, The Bronx.

CAL. NO. 947-27-BZ—Application, August 24, 1927, under section 21 of the building zone resolution, of Joseph A. Walsh, applicant, on behalf of Louis Berkwit, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of White Plains road, 50 ft. south of Mace avenue, The Bronx.

CAL. NO. 1109-27-BZ—Application, October 13, 1927, under section 21 of the building zone resolution, of Lillian R. Walker, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises east side of Woodhaven boulevard, 100.64 ft. south of Liberty avenue, Woodhaven, Borough of Queens.

CAL. NO. 540-27-BZ—Application, May 16, 1927, under sections 7g and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Abraham Goldinger, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises 725-727 Bedford avenue, southeast corner of Flushing avenue, Brooklyn.

CAL. NO. 961-27-BZ—Application, August 30, 1927, under sections 7c and 21 of the building zone resolution, of The New York Edison Co., applicant and owner, to permit in

CALENDAR

a residence district the alteration and extension to an existing transforming and electrical distributing station; premises 148-148½ East 40th street and 151-153 East 39th street, Manhattan.

CAL. NO. 510-27-BZ—Application, May 9, 1927, under sections 7g and 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Philip J. Sinnott, on behalf of Alden Terrace Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, MARCH 30, 1928, AT 2 P. M.
SPECIAL MEETING.

Rules.

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

CALL OF CLERK'S CALENDAR
TUESDAY, APRIL 3, 1928, AT 2 P. M.

Building Zone Cases.

1205-27-BZ.
APPLICANT—Charles P. Cannella, for Filippo Ammirata, owner.
PREMISES—1728 80th street, Brooklyn.
APPLICATION, under section 7a of the building zone resolution,
TO PERMIT in a residence district the extension of an existing business use.

1206-27-BZ.
APPLICANT—Charles P. Cannella, for Filippo Montana, owner.
PREMISES—1730 80th street, Brooklyn.
APPLICATION, under section 7a of the building zone resolution,
TO PERMIT in a residence district the extension of an existing business use.

1234-27-BZ.
APPLICANT—Alonzo E. De Baun, owner.
PREMISES—South side of Hillside avenue, 120 ft. west of 146th street (Colonial avenue), Jamaica, Borough of Queens.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of an automobile showroom and service station in connection therewith.

1237-27-BZ.
APPLICANT—Kate Ruchlis and Israel Berkenfeld, owners.
PREMISES—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1056-27-BZ.
APPLICANT—Henry G. Harrington, for Felice Mancuso, owner.

PREMISES—608-616 Union street, Brooklyn.
APPLICATION, under sections 7c, 7g and 21 of the building zone resolution,
TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; the board having permitted the erection of a garage for more than five (5) motor vehicles on a portion of this site under certain conditions.

1111-27-BZ.
APPLICANT—Egan & Ittelson, for Glenroe Realty Corp., owner.
PREMISES—Northeast corner of Broadway and Kimberly place, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1174-27-BZ.
APPLICANT—Joseph A. Cox, for Mero Realty Corp., owner.
PREMISES—679-687 Utica avenue, northeast corner of Clarkson avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1203-27-BZ.
APPLICANT—Edward S. Shepherd, owner.
PREMISES—8711 Canarsie Lane, northeast corner of Yarkens Hook road, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a gasoline service station.

1249-27-BZ.
APPLICANT—A. J. Simberg, for Plandwell Construction Corp., owner.
PREMISES—1403-1407 Boston road, north side of Boston road, 25 ft. west of Prospect avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

84-28-BZ.
APPLICANT—William F. Doyle, for Hokan B. Steffanson, owner.
PREMISES—444-446 Park avenue, Manhattan.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the alteration and change of occupancy in part from residence to a business use.

206-28-BZ.
APPLICANT—John J. O'Connell, owner.
PREMISES—147-61 Jasmine avenue and 46-16 156th street, Flushing, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in an "F" area and residence district the erection and maintenance of a building less than fifteen (15) ft. from the street line.

1103-27-BZ.
APPLICANT—William Dumroe and Philip J. Sinnott, for Thomas J. Burnett, owner.

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REMISES—105-113 Northern boulevard, south side of Northern boulevard, 187 ft. east of Main street, Flushing, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station.

28-27-BZ.
APPLICANT—Thomas J. Higgins, substituted for Philip J. Sinnott, for Grace Neiderstein, owner.
PREMISES—14-30 Empire boulevard, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

109-28-BZ.
APPLICANT—F. W. Woolworth Co., lessee.
PREMISES—780-784 Flatbush avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district and also in a "C" area district, the alteration and extension of a business building and also the omission of a rear yard required by the zone resolution.

APRIL 3, 1928, 10 A. M.

Appeals from Administrative Orders.

1186-27-A—3041 Broadway, 601 West 120th street, 500-506 West 122nd street, 99 Claremont avenue and 80 Claremont avenue, Manhattan.
1153-27-A—48-50 Wall street, Manhattan.
1202-27-A—343-345 West 44th street, Manhattan.
974-27-A—146 Broadway, Brooklyn.
981-27-A—North side of DeKalb avenue, 202 feet west of Onderdonk avenue, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 3, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 895-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Macombs Realty Corp., owner, to permit in a residence district the alteration and conversion of occupancy of the first story of an existing apartment house from residence to business use (stores); premises 65 Featherbed lane, northwest corner of Macombs road, The Bronx.

CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Inc., owner (for amendment and modification of the previous resolution), to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

CAL. NO. 1028-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Max Weinstein, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of White Plains road, 130.26 ft. south of Sagamore street, The Bronx.

CAL. NO. 1102-27-BZ—Application, October 11, 1927, under sections 7c and 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Bon Ton Holding Corp., owner, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; premises west side of Broadway, 150 feet south of West 240th street, The Bronx.

CAL. NO. 1112-27-BZ—Application, October 14, 1927, under section 7a of the building zone resolution, of Jacob Lubroth, Inc., applicant, on behalf of Louis Hernstat, owner, to permit in a residence district the erection and maintenance of an extension to an existing building for store occupancy; premises 1888 54th street, southwest corner of 19th avenue, Brooklyn.

CAL. NO. 33-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of L. Haas Realty Corp., owner, to permit in a business district the alteration and change of occupancy from a garage for the storage of five (5) motor vehicles to a motor vehicle repair shop; premises 1367 Macombs road, The Bronx.

CAL. NO. 936-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Benjamin Siegel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Fiske avenue and Queens boulevard, Winfield, Borough of Queens.

CAL. NO. 1016-27-BZ—Application, September 16, 1927, under sections 7g and 21 of the building zone resolution, of Arthur B. Daub, applicant, on behalf of Max Daub, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Walker boulevard and Outerbridge avenue, Borough of Richmond.

CAL. NO. 1081-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Henry Felsenstein, on behalf of William T. Parker and Margaret Parker Bracken, owners, to permit in a residence and "C" area district the alteration and extension in height and area of an existing garage

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for the storage of more than five (5) motor vehicles; also the omission of the rear yard required under the building zone resolution; premises 2042-2044 Ocean avenue, Brooklyn.

CAL. NO. 1126-27-BZ—Application, October 20, 1927, under section 21 of the building zone resolution, of Edward Hoffmann, applicant, on behalf of Pauline Brickman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1781 Hilder avenue, north side of Hilder avenue, intersection of Pelham parkway, The Bronx.

WILLIAM E. WALSH, *Chairman.*

APRIL 3, 1928, 2 P. M.

Petitions for Variations.

- 502-27-S—16-24 West 47th street, Manhattan.
- 884-27-S—1926-1932 Broadway, Manhattan.
- 1135-27-S—84-86 Withers street, Brooklyn.
- 1136-27-S—27 West 38th street, Manhattan.
- 1170-27-S—348-350 Seventh avenue and 207-209 West 29th street, Manhattan.
- 1179-27-S—18 East 53rd street, Manhattan.
- 1201-27-S—104 Lexington avenue, Manhattan.
- 916-27-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.
- 978-27-S—27 East Broadway, Manhattan.
- 1040-27-S—173 Bowery and 1-5 Delancey street, Manhattan.
- 1041-27-S—26 Allen street, Manhattan.
- 1160-27-S—99-101 Fifth avenue, Manhattan.

Appliances Submitted for Approval.

- 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
- 1259-27-SA—Pioneer Automatic Oil Burner, approval of.

APRIL 10, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1090-27-A—62 Rivington street, Manhattan.
- 1145-27-A—40-42 Wall street and 37-39 Pine street, Manhattan.
- 1182-27-A—953-955 Cypress avenue and 1683 Weirfield street, Ridgewood, Borough of Queens.
- 1189-27-A—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 10, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1074-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Gutttag Brothers Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 585 St. Ann's avenue, northwest corner of East 150th street, The Bronx.

CAL. NO. 879-27-BZ—Application, August 2, 1927, under section 21 of the building zone resolution, of Philip Steigman, applicant, on behalf of Norman Gotlieb and Nathan Frischling, owners, to permit in a residence district the erection and maintenance of a gasoline service station; premises 5901-5905 22nd avenue, southwest corner of 59th street, Brooklyn.

CAL. NO. 1063-27-BZ—Application, September 30, 1927, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Henry C. Karpen, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 14912 North Conduit boulevard, northwest corner of Three Mile Mill road, Jamaica, Borough of Queens.

CAL. NO. 1065-27-BZ—Application, October 1, 1927, under section 21 of the building zone resolution, of David Kaufman, applicant, on behalf of Rose B. Capone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 22-76 Sixth avenue, Astoria, Borough of Queens.

CAL. NO. 1068-27-BZ—Application, October 3, 1927, under sections 7c and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Livia M. Pepe, owner, to permit in a residence district the maintenance of an existing building occupied on the basement story as a French dry cleaning, dyeing and pressing business and as dwellings above; premises 124 Waverly place, Manhattan.

CAL. NO. 1069-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Daniel J. Iulo, applicant, on behalf of Waglan Realty Corp., owner, to permit in a business district the change of occupancy of an existing business building to a chicken slaughter house; premises 6702-6710 New Utrecht avenue and 6701-6709 15th avenue, Brooklyn.

CAL. NO. 1101-27-BZ—Application, October 11, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Max Silverman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5702-5712 Church avenue, southeast corner of East 57th street, Brooklyn.

CAL. NO. 979-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Tony Trifirio, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 949 Liberty avenue, Brooklyn.

CAL. NO. 1019-27-BZ—Application, September 17, 1927, under section 21 of the building zone resolution, of William E. Kennedy, applicant,

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on behalf of McBrearty Building Co., Inc., owner, to permit in a residence district the erection and maintenance of a building for store occupancy on the first story; premises southeast corner of Colfax avenue and 111th road, Bellaire, Borough of Queens.

CAL. NO. 1061-27-BZ—Application, September 30, 1927, under section 21 of the building zone resolution, of Thomas D. La Colla, applicant, on behalf of Elizabeth Warms, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 103-12 Gilbert street (170th street) and 502 South street (Liberty avenue), Jamaica, Borough of Queens.

CAL. NO. 1141-27-BZ—Application, October 24, 1927, under sections 7c and 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Harsing Realty Corp., owner, to permit in a residence district, extending from a business district, the alteration and change of occupancy in part of basement for store purposes; premises 1575 Grand Concourse, southwest corner of Mount Eden avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

APRIL 10, 1928, 2 P. M.

Petitions for Variations.

798-27-S—37-39 West 57th street, Manhattan.
632-27-S—303-305 Fifth avenue, Manhattan.
1187-27-S—18 West 33rd street, Manhattan.
1194-27-S—15-25 Lafayette street (first and second floors), Brooklyn.
1195-27-S—15-25 Lafayette street (fourth floor), Brooklyn.
1196-27-S—15-25 Lafayette street (fifth floor), Brooklyn.

1197-27-S—15-25 Lafayette street (sixth floor), Brooklyn.
1198-27-S—15-25 Lafayette street (seventh floor), Brooklyn.
1199-27-S—130-132 West 29th street, Manhattan.
1200-27-S—142 Greene street, Manhattan.
1208-27-S—680-684 Fifth avenue, Manhattan.
1212-27-S—109-111 Prince street, Manhattan.

APRIL 17, 1928, 10 A. M.

Appeals from Administrative Orders.

1188-27-A—138-162 Willow avenue, The Bronx.
1191-27-A—208 East 55th street, Manhattan.
1217-27-A—19-37 Norman avenue, 65-71 Dobbin street and 173-179 Banker street, Brooklyn.
1220-27-A—114 Barrow street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 17, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1121-27-BZ—Application, October 19, 1927, under section 21 of the building zone resolution, of Joseph Parisi, applicant, on behalf of Mary Steyn and Minnie Jay, owners, to permit in a residence district the erection and maintenance of a business building (stores); premises 388-390 East 201st street, The Bronx.

CAL. NO. 1148-27-BZ—Application, October 25, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Arrowlene, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Franklin avenue and Atlantic avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 13, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board held on Tuesday morning, March 13, 1928, and the minutes of the regular meeting of the board held on Tuesday afternoon, March 13, 1928, were approved as printed in the Bulletin, No. 11, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

1113-27-A.
APPELLANT—Van Sinderen Lindsley, for L. Bamberger & Co., lessee.
SUBJECT—Appeal from order of the superintendent of buildings.
PREMISES AFFECTED—1440 Broadway, Manhattan.
APPEARANCES—
For Appellant: V. S. Lindsley.
ACTION OF BOARD—Laid over to March 20, 1928, at 10 a. m., on request of applicant.

75-28-A.

APPELLANT—Harold Stone for F. & W. Grand Stores, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—1275-1277 Broadway and 28-30 Goodwin place, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

258-23-A.

APPELLANT—Bronx Paper Makers' Supply Co., lessee.
SUBJECT—Application for reopening—modification and extension of permit—re appeal from order of the fire commissioner.

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PREMISES AFFECTED—307 Morris avenue, The Bronx.
APPEARANCES—

For Appellant: Martin Wechsler.

ACTION OF BOARD—Appeal reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT:

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(258-23-A)

WHEREAS, Leonard Padula, lessee, filed, February 23, 1923, an appeal with the board of appeals from an order of the fire commissioner, affecting premises 307 Morris avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner reads:

"You are therefore ordered to

"1. Reduce the stock of paper and rags to one ton.";

and

WHEREAS, the premises consist of a plot of ground on which is located a one-story frame structure, 58 ft. 9 in. by 37 ft. 8 in. in area; OCCUPIED for the storage of rags and papers; and a building 31 ft. by 65 ft. in area, occupied as baling room and stock room, located in an unrestricted district; and

WHEREAS, appellant contends that the premises are located in a sparsely populated section; and

WHEREAS, this appeal was granted by the board at its meetings, April 17, 1923, May 1, 1924, April 21, 1925, July 6, 1926, and June 28, 1927, for a temporary period, and appellant requests a further extension.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted* for a period not to extend beyond December 31, 1928.

1080-27-A.

APPELLANT—H. H. Murdock, for Haggin Estate, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—377-379 Broadway and 59-61 White street, Manhattan.

APPEARANCES—

For Appellant: H. H. Murdock.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(1080-27-A)

WHEREAS, H. H. Murdock, for Haggin Estate, Inc., owner, filed, October 5, 1927, an appeal from an order of the fire commissioner, affecting premises 377-379 Broadway and 59-61 White street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 22, 1927 (Order No. 23338-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at west side of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5, of the Code of Ordinances.";

and

WHEREAS, the building is fireproof, 11 stories in height, 50 ft. by 150 ft. 3 in. in area; OCCUPIED for offices and sales rooms, 25 persons on each story; and

WHEREAS, the appellant has filed drawings showing six windows at each of the second to the tenth stories, inclusive, on the west side affected by the fire department order, and the distance from building to building to be 25 ft. 3 in., and contends that the building causing the exposure is equipped with a sprinkler system; and

WHEREAS, the premises constituting the exposure are across the street on a public highway, approximately 27 ft. distant and the said building is equipped throughout with an approved sprinkler system and all openings on the public highway being of fireproof construction.

Resolved, that the order of the fire commissioner be and it hereby is *granted*, only so far as it affects windows not on the course of public corridors, fire escapes or stair halls, *on condition* that the existing use and occupancy remains substantially unchanged.

1127-27-A.

APPELLANT—Alan M. E. Johnstone, for Happiness Candy Stores, Inc., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—135 West 42nd street, Manhattan.

APPEARANCES—

For Appellant: Alan M. E. Johnstone.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(1127-27-A)

WHEREAS, Alan M. E. Johnstone, for Acker, Merrill & Condit, owner, filed, October 20, 1927, an appeal from an order of the fire commissioner, affecting premises 135 West 42nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 3, 1927 (Order No. 29859-LC), reads:

"Inspection of your premises shows you are storing and using liquefied chlorine contrary to the provisions of Section 214-A, Chapter 10, Code of Ordinances. The building is within 50 feet of the Henry Miller Theatre and has no sprinkler system. The chlorine is not in a fireproof room on the ground floor.

"You are therefore, hereby, ordered to

"1. Remove all liquefied chlorine from the premises.";

and

WHEREAS, the building is non-fireproof, four stories in height, 60 ft. by 94 ft. 5 in. in area at first story; OCCUPIED: cellar, storage; 1st story, stores, 14 persons; 2nd story, offices, 10 persons; 3rd story, offices, 9 persons; 4th story, offices, 5 persons; and

WHEREAS, the appellant claims that not more than ten pounds of chlorine is maintained on the second story of the premises at any time; that the chlorine gas is used in minute quantities for the treatment of diseases; that the chlorine cylinders are maintained in a metal container filled with water; furthermore, the appellant contends that the chlorine equipment is safely installed so as to reduce all hazard.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that there shall be but one five-pound cylinder of liquefied chlorine maintained on these premises at any one time, located on the fourth story, as indicated in plans filed with the appeal, for use in medical practice under the supervision and direction of properly licensed medical doctors; that the five-pound cylinder of liquefied chlorine shall be maintained immersed in water in a metal

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drum of not less than 55 gallons capacity, and that a metal duct ventilator shall be provided from the room in which the cylinder is maintained to the outer air, equipped with a mechanical blower.

1072-27-A.
APPELLANT—Springsteen & Goldhammer, for Winter & Wilkes, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—243 West 34th street, Manhattan.

APPEARANCES—
For Appellant: Albert Goldhammer.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—
(1072-27-A)

WHEREAS, Springsteen & Goldhammer, for Winter & Wilkes, Inc., owner, filed, October 4, 1927, an appeal from an order of the fire commissioner, affecting premises 243 West 34th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 7, 1927 (Order No. 11633-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at west side of building, or other approved protection, as per sec. 375, Art. 18, Ch. 5 of the Code of Ordinances.";

and
WHEREAS, the building is non-fireproof, four stories (51 ft.) in height, 22 ft. 10 in. by 98 ft. 9 in. in area; OCCUPIED: 1st story, store; upper stories as studios and offices; 1st story, 7 persons; 2nd story, 6 persons; 3rd story, 10 persons; 4th story, 7 persons; and

WHEREAS, there are three windows in the westerly wall of the building, in each story above the first story, within 26 ft. 4 in. of openings in a neighboring two-story building to the west and two windows in the northerly wall; on each story above the first story, within 12 ft. 1 in. of openings in or within 50 ft. of the extension roof of a neighboring 17-story building to the north; and

WHEREAS, appellant contends that the building forming the exposure to the west is occupied as an office building; that the building to the north is a fireproof building, having fireproof windows, and that the windows in question are not near exits.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only as far as it affects the windows not on the course of fire escapes, corridors, stair halls or public passages, *on condition* that the building shall not be increased in height, area or dimension, and granted only as long as the present use and occupancy remains unchanged.

1047-27-A.
APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Miriam L. Mooney, owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—38 Pine street, Manhattan.

APPEARANCES—
For Appellant: Herman E. Horwood.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(1047-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Miriam L. Mooney, owner, filed, September 26, 1927, an appeal from an order of the fire commissioner, affecting premises 38 Pine street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 25, 1927 (Order No. 21674-F, reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at north side of building, or other approved protection, as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances.";

and

WHEREAS, the building is fireproof, five stories (70 ft. 3 in.) in height, 23 ft. 7 in. by 61 ft. 8 in. in area at first story and 23 ft. 7 ft. by 57 ft. 6 in. in area above; OCCUPIED as an office building, approximately 5 persons per story; and

WHEREAS, there is one opening, 17 ft. 6 in. wide and 8 ft. 6 in. in height, in the north wall of the building, on the second, third, fourth and fifth stories of the building; the openings are equipped with windows having wood mullions and glazed with double thick plain glass; said openings being within 50 ft. of the extension roof and within 30 ft. of openings in a neighboring 15-story building to the north and, also, within 30 ft. of openings in a 19-story office building to the north; and

WHEREAS, appellant contends that, owing to the width of the windows in question, it is impracticable to hang iron shutters to protect the openings; that the windows forming the exposures are in fireproof buildings and that the present conditions have existed since the erection of the building in 1888; and

WHEREAS, the board has granted a variation of the law, affecting the premises immediately to the rear, which forms the exposure on which the order is based; and

WHEREAS, this building is in single tenancy and operation.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the windows in the rear wall, *on condition* that the building shall not be increased in height, area or dimension; that the use and occupancy of the building shall remain as at present in single tenancy and occupancy as lawyers' offices throughout and that the adjoining exposures to the rear shall remain substantially unchanged.

131-28-A.
APPELLANT—H. Blumkin, for City of New York (Dept. of Correction), owner.

SUBJECT—Appeal from decision of the fire commissioner.
PREMISES AFFECTED—149 Ashland place, Brooklyn.

APPEARANCES—
For Appellant: H. Blumkin.
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

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THE RESOLUTION—

(131-28-A)

WHEREAS, H. Blumkin, for Department of Correction, City of New York, owner, filed, February 10, 1928, an appeal from a decision of the fire commissioner, affecting premises 149 Ashland place, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner rendered February 1, 1928 (re Plan 310-1928), reads:

"1. No refrigerating system using an irritant refrigerant shall be installed or maintained in any building used as a hospital or a jail, unless the room or rooms containing the refrigerating system are cut off from the building or parts of the building by unpierced fireproof construction."

and

WHEREAS, the building is fireproof, four stories in height, 112 ft. by 60 ft. in area; OCCUPIED: 1st story, kitchen and storerooms; 2nd story, administrative offices; 3rd story, warden's apartment; 4th story, clergy and chapel; and

WHEREAS, the appellant proposes to install a refrigerating system in the southwest room on the first story consisting of a large ice box, with sulphur dioxide circulating in a system of copper tubing, the entire system requiring about twenty-six pounds; and

WHEREAS, the appellant claims that the building was erected in 1913; that the prison building adjoining was erected fifty years ago; that the refrigerating room is at least 40 ft. away from any entrance to the prison and is also provided with more than three times as much window area as required by law.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 1, of decision, for use in a single refrigerating unit maintained in a room on the ground floor located at the southwest corner of the premises, *on condition* that the walls of this enclosing room shall be of approved fireproof construction, ceiling and floor of same to be constructed of brick arches; that there shall be not less than four exterior windows, opening directly to the outer air from this room, with not more than one interior door opening from said room, which opening shall be equipped with a kalamein door, opening in, provided with interlocking metal strips at jambs, head and sill, and *on the further condition* that the use and operation of this refrigerating unit shall be under the supervision of a licensed engineer at all times.

BUILDING ZONE CASES

961-27-BZ.

APPLICANT—The New York Edison Company, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district the alteration and extension of an existing transforming and electrical distributing station.

PREMISES AFFECTED—148-148½ East 40th street and 151-153 East 39th street, Manhattan.

APPEARANCES—

For Applicant: E. M. Van Norden.

For Opposition: Wilber W. Chambers and John Fox.

ACTION OF BOARD—Laid over to March 27, 1928, at 2 p. m., on request of applicant's representative.

510-27-BZ.

APPLICANT—McCooley & Conroy, substituted for Philip J. Sinnott, for Alden Terrace Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied).

PREMISES AFFECTED—Southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to March 27, 1928, at 2 p. m., on request of applicant's representative.

228-27-BZ.

APPLICANT—Thomas J. Higgins, substituted for Philip J. Sinnott, for Grace Neiderstein, owner.

SUBJECT—Application for reopening—consideration, having been previously withdrawn—re application (decision of the superintendent of buildings, under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—14-30 Empire boulevard, Brooklyn.

APPEARANCES—

For Applicant: Thomas J. Higgins.

For Opposition: None.

ACTION OF BOARD—Application restored to calendar and set for calendar call Tuesday, April 3, 1928, at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR AND SET FOR CALENDAR CALL—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

1103-27-BZ.

APPLICANT—William Domroe and Philip J. Sinnott, for Thomas J. Burnett, owner.

SUBJECT—Application for reopening—consideration, having been previously dismissed for lack of prosecution—re application (decision of the superintendent of buildings) under section 21 of the building zone resolution to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles, also a gasoline service station.

PREMISES AFFECTED—105-115 Northern boulevard, Flushing, Queens.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application restored to calendar call Tuesday, April 3, 1928, at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR AND SET FOR CALENDAR CALL—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

206-28-BZ.

APPLICANT—John J. O'Connell, owner.

SUBJECT—Application for early hearing—re application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in "F" area and residence district the erection and maintenance of a building less than 15 feet from the street line.

PREMISES AFFECTED—147-61 Jasmine avenue and 46-16 156th street, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John J. O'Connell.

For Opposition: None.

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ACTION OF BOARD—Application for early hearing granted.

THE VOTE TO GRANT EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

6-28-BZ.

APPLICANT—Philip J. Sinnott, for Moses Rubin, owner.

SUBJECT—Application for early hearing—re application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story.

PREMISES AFFECTED—Southwest corner of Shakespeare avenue and Anderson avenue, The Bronx.

APPEARANCES—

For Applicant: Philip J. Sinnott.
For Opposition: None.

ACTION OF BOARD—Application for early hearing granted.

THE VOTE TO GRANT EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners
Connell and Holland and Chief Kenlon.... 4
Negative: Commissioner Guilfoyle..... 1
Absent 0

85-28-BZ.

APPLICANT—William F. Doyle, for Louis Security Co., owner.

SUBJECT—Application for early hearing—re application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a one and one-half times height district the erection and maintenance of the street walls in excess of the height permitted by the zone resolution.

PREMISES AFFECTED—576-582 Eighth avenue, Manhattan.

APPEARANCES—

For Applicant: Monty London.
For Opposition: None.

ACTION OF BOARD—Application for early hearing denied.

THE VOTE TO GRANT EARLY HEARING—

Affirmative: Chairman Walsh, Commissioner
Holland and Chief Kenlon..... 3
Negative: Commissioners Connell and Guilfoyle. 2
Absent 0

84-28-BZ.

APPLICANT—William F. Doyle, for Hakan B. Steffanson, owner.

SUBJECT—Application for early hearing—re application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence to business use.

PREMISES AFFECTED—444-446 Park avenue, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.
For Opposition: None.

ACTION OF BOARD—Application for early hearing granted.

THE VOTE TO SET FOR EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

109-28-BZ.

APPLICANT—F. W. Woolworth Co., owner of 30-year lease.

SUBJECT—Application for early hearing—re application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district extending from a business district and also in a "C" area district the alteration and extension of a business building and also the omission of a rear yard required by the zone resolution.

PREMISES AFFECTED—780-784 Flatbush avenue, Brooklyn.

APPEARANCES—

For Applicant: James Blanchfield.
For Opposition: None.

ACTION OF BOARD—Application for early hearing granted.

THE VOTE TO SET FOR EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

547-20-BZ.

APPLICANT—John A. Blake, attorney, and Irving E. Smalley, president Dorsma Garage Corp., owner.

SUBJECT—Application for reopening—modification—re application under the building zone resolution, to permit partly in a business district and partly in a residence district the extension in area of an existing garage for more than five motor vehicles.

PREMISES AFFECTED—1016 St. Nicholas avenue, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.
For Opposition: None.

ACTION OF BOARD—Request for reopening withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

212-28-BZ.

APPLICANT—Wm. C. Sommerfeld, for Hylot Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district extending from a business district the alteration and extension of a business building.

PREMISES AFFECTED—2024-2028 Amsterdam avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and
Chief Kenlon 5
Negative 0
Absent 0

787-27-BZ.

APPLICANT—Philip J. Sinnott, substituted for Louis A. Sheinart, for Edis Realty Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district

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the erection and maintenance of a gasoline service station (previously denied).
PREMISES AFFECTED—Northeast corner of Bay Ridge avenue and Shore road, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.
 For Opposition: None.

ACTION OF BOARD—Laid over to March 20, 1928, at 10 a. m., for full vote and to submit proof of legal permit.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell and Holland..... 3
 Negative: Commissioner Guilfoyle 1
 Absent: Chief Kenlon..... 1

1018-27-BZ.

APPLICANT—Charles Pfeifer and Meta Frese, owners.
SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2560 Coney Island avenue and 827 Gravesend Neck road, Brooklyn.

APPEARANCES—

For Applicant: Moses A. Sachs and Charles Pfeifer.
 For Opposition: Rufus Perry.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
 Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
 Absent 0

THE RESOLUTION—

(1018-27-BZ)

WHEREAS, Charles Pfeifer and Meta Frese, owners, filed, September 17, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 2560 Coney Island avenue and 827 Gravesend Neck road, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Coney Island avenue is in a business district, Gravesend Neck road is in a business district and East 8th street is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered August 18, 1927 (re Plan No. 2333-27), reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals."

and

WHEREAS, the premises consists of a plot of ground 70 ft. 1½ in. by 80 ft., on which is located a three-story frame structure, 20 ft. by 46 ft., and store and dwelling, a one-story garage, 20 ft. by 35 ft.; it is proposed to remove the frame structure and occupy the premises as a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

524-27-BZ.

APPLICANT—Peter M. Coco, for Isidore Tannenbaum, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Junction of Rocky Hill road and 47th avenue, 57.67 feet west of 202nd street, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Peter M. Coco.
 For Opposition: Maurice Flynn and Benjamin Levenson.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1
 Negative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon.. 4
 Absent 0

THE RESOLUTION—

(524-27-BZ)

WHEREAS, Peter M. Coco, for Isidore Tannenbaum, owner, filed, May 11, 1927; dismissed December 6, 1927; reopened January 23, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises junction of Rocky Hill road and 47th avenue, 57.67 ft. west of 202nd street, Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Rocky Hill road is in a business district, 47th avenue is in a business district and 202nd street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 7, 1927 (re Plan No. 2207-27), reads:

"The erection of a gasoline station is contrary to the Zone Resolution."

and

WHEREAS, it is proposed to erect a frame office, 10 ft. by 15 ft., bury three 550-gallon tanks and erect three pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

885-27-BZ.

APPLICANT—William Shary, for Eugene H. McCauliff, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—2722-2728 Bailey avenue, The Bronx.

APPEARANCES—

For Applicant: William Shary and Walter A. Lynch.
 For Opposition: Raymond B. O'Connell and James S. Fay.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
 Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
 Absent 0

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THE RESOLUTION—

(885-27-BZ)

WHEREAS, William Shary, for Eugene H. McCauliff, owner, filed, August 4, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2722-2728 Bailey avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bailey avenue, east side, is in a business district, Bailey avenue, west side, is in an unrestricted district and Heath avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 25, 1927 (re N. B. 1559-27), reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution."; and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 in view of the fact that the east side of Bailey avenue is as yet undeveloped and the existing surrounding conditions do not warrant the erection of a garage on the property under appeal.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1042-27-BZ.

APPLICANT—Kavy & Kavovitt, for Ely Horlick, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—219-221 Frost street, Brooklyn.

APPEARANCES—

For Applicant: Morris Kavy.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1042-27-BZ)

WHEREAS, Kavy & Kavovitt, for Ely Horlick, owner, filed, September 23, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 219-221 Frost street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Frost street, Richardson street and Kingsland avenue are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered August 31, 1927 (re App. No. 16082-27), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4-a, Subdivision 15.

"The erection of a garage for more than five motor vehicles in a business district."; and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 62 ft. 6 in. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the property lies within 200 ft. of a hospital property; and

WHEREAS, there is no other non-conforming use on this street; and

WHEREAS, the application is not supported under hardship, the owner having purchased the property within the last two years with the zone resolution then in force.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

688-27-BZ.

APPLICANT—Peter M. Coco, for Russell Gasero, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Northern boulevard and 239th street, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Peter M. Coco and Louis Gasero.

For Opposition: Frank C. McKinney and Geo. W. Tucker.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(688-27-BZ)

WHEREAS, Peter M. Coco, for Russell Gasero, owner, filed, June 15, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Northern boulevard and 239th street, Douglaston, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Northern boulevard, 239th street and 46th avenue are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered June 1, 1927 (re Plan No. 8302-27), reads:

"Gasoline service station in a business district is contrary to the Zone Law."; and

WHEREAS, it is proposed to erect a frame office, 10 ft. by 15 ft., bury two 550-gallon tanks and erect four pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 on the grounds of unnecessary hardship and practical difficulties, in view of the fact that the property was only acquired by applicant some eight months ago; and

WHEREAS, it developed through the testimony of the objectors at the public hearing that due to the existence of

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other gasoline service stations in the vicinity, local and public requirements do not support any demand for this variation.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

937-27-BZ.

APPLICANT—Philip J. Sinnott, for Abraham Linsky, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—5338-5342 Kings Highway, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(937-27-BZ)

WHEREAS, Philip J. Sinnott, for Abraham Linsky, owner, filed, August 19, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 5338-5342 Kings Highway, northwest corner of Farragut road, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kings Highway is in a business district, Farragut road is in an unrestricted district and East 52nd street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 11, 1927 (re App. No. 3956-1927), reads:

"Application denied, contrary to Art. 2, Sec. 4-a-46 of Zone Resolution.

"Erection of gasoline station in business district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 54.09 ft. on Kings Highway and 114.4 ft. on Farragut road, upon which is located a one-story frame, cement block factory; it is proposed to erect upon the plot a one-story brick office and accessory store, four gasoline storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, this plot faces on Farragut road directly in front of the railroad embankment and projects on its westerly line into an unrestricted district.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be erected on the northerly property line a brick wall, not less than 12 ft. in height above grade, with return abutment on the westerly property line, said wall to be finished on both sides with light-colored face brick; that any existing non-fireproof structure shall be demolished and removed; that the premises shall be occupied by not more than one building not exceeding 15 ft. by 20 ft. in area, for the use and convenience of patrons and as an office of business conducted on the premises; that this one-story building shall be finished on the exterior with light-colored face brick or enameled brick, the roof finished

with variegated slate or vitrified tile of Spanish type; that there shall be constructed on the building line of this plot on the Kings Highway and Farragut road sides a concrete curb not less than 18 in. in height and 12 in. in width, with not more than one driveway to the Kings Highway front; that the gasoline pumps shall be installed not less than 10 ft. inside the building line on the Kings Highway front; that there shall be no portable gasoline tanks maintained or operated on these premises; any advertising display shall be restricted to the walls on the interior of the lot and the glass globes of the gasoline pumps; that all permits required shall be obtained within six months and all work involved completed within one year from the date of this action.

1024-27-BZ.

APPLICANT—I. L. Crausman, for 174th Street and Jerome Avenue Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1650-1664 Jerome avenue and 1-9 East 174th street, The Bronx.

APPEARANCES—

For Applicant: S. L. Marcus, I. L. Crausman and Joseph Rubin.

For Opposition: Philip J. Sinnott and Cornelius J. Carey.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(1024-27-BZ)

WHEREAS, I. L. Crausman, for 174th Street and Jerome Avenue Realty Corp., owner, filed, September 19, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1650-1664 Jerome avenue and 1-9 East 174th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district, East 174th street (Featherbed lane) is in a business and residence district and Townsend avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 15, 1927 (re App. No. 1419-27), reads:

"1. Erection of garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 165.02 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant practically substantiated his basis of appeal brought under section 7g of the building zone resolution in that he obtained 77 per cent. consents and was entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district

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regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed one story in height above the Jerome avenue grade; that the rear, gable and 174th street walls shall be not less than 12 in. in thickness; that the rear and gable walls shall be unpierced throughout their entire height and length; that there shall be no vehicular opening of any nature or description on the 174th street front; that there shall be no vehicular opening on the Jerome avenue front within 20 ft. of the corner of 174th street; on 174th street side there shall be provided a doorway for emergency exit at the extreme easterly end of the property, not more than 3 ft. 8 in. in width; that the walls of any windows incorporated on the 174th street side shall be not less than 5 ft. 6 in. above grade level; that the roof shall be of flat design and construction, any skylights incorporated therein shall be not less than 25 ft. from the wall of the easterly property line and shall be provided with wire guards above and below; that there shall be no sign of any nature or description erected, exposed or displayed on the 174th street front; any advertising on the Jerome avenue front shall be restricted to a flat wall sign and one electric projecting sign, indicating the name and title of the business conducted on the premises; that the exterior of the building on 174th street and Jerome avenue shall be finished with light-colored face brick, openings to be trimmed with brick of a tone different in color from that of the field wall; that the walls of the street front shall be finished with coping of architectural terra cotta or natural stone; that no gasoline storage equipment shall be installed within 75 ft. of the 174th street front; that all permits required shall be obtained within nine months and all work involved completed within eighteen months from the date of this action.

1053-27-BZ.

APPLICANT—William F. Doyle, substituted for Henry J. Nurick, for Clarog Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7a and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—665-687 Rogers avenue and 208-222 Clarkson avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Harry G. Fromberg, Leonard Bronner, George R. Holahan, Henry Rohe and Mr. Leonard.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell and Holland.....	3
Negative: Commissioner Guilfoyle	1
Absent: Chief Kenlon.....	1

PAID OVER TO AFTERNOON SESSION FOR A FULL VOTE:

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Negative: Commissioner Connell	1
Absent	0

THE RESOLUTION—

(1053-27-BZ)

WHEREAS, William F. Doyle, substituted for Henry J. Nurick, for Clarog Holding Co., owner, filed, September 16, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor

vehicles; premises 665-687 Rogers avenue and 208-222 Clarkson avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Rogers avenue is in a business district, Clarkson avenue is in a business district and Lenox road is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 23, 1927 (re App. No. 12988-27), reads:

"1. The erection of public garage in a business district is contrary to Building Zone Resolution Art. 2, Sec. 4-15.";

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 200 ft. and a depth of 137 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the premises are now occupied by a public gasoline station and there are permits in force for the storage of twenty automobiles in a public garage; and

WHEREAS, the board of appeals, under Cal. No. 1420-23-BZ, did grant under the rule of exception 7, subdivision e, a public garage contiguous to this site.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that the structure shall not exceed two stories in height above grade, shall be fireproof throughout and shall have a roof of flat design and construction; that the rear and gable walls shall be unpierced throughout their entire height and length; that there shall be no vehicular opening on the Rogers avenue front, and that not more than one door opening, 3 ft. 8 in. in width, for emergency exit shall be permitted on the Rogers avenue front; that any ascending ramp incorporated above sidewalk level shall start at a point not less than 10 ft. inside the building line; that the exterior of the building on the street fronts shall be of attractive architectural design of Gothic treatment; that the facades on these streets shall be finished with glazed architectural terra cotta of light color or natural stone; that there shall be no roof signs; that there shall be no advertising of any nature or description other than an electric projecting sign on either or both street fronts, indicating the name and title of the business conducted on the premises; that all necessary permits shall be obtained within nine months and the work completed within eighteen months from the date of this action, and that the architect shall make a return to this board of elevation and plans for approval in accordance with the foregoing conditions before submission to the bureau of buildings.

941-27-BZ.

APPLICANT—William F. Doyle, for Builders Garage Corp., owner.

SUBJECT—Application for approval of plans in accordance with resolution adopted by the board under date of January 17, 1928.

PREMISES AFFECTED—1104-1112 Pacific street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Resolution amended and plans approved in accordance with engineer's report.

THE VOTE TO AMEND RESOLUTION AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
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MINUTES

Negative 0
Absent 0

THE RESOLUTION—

(941-27-BZ)

WHEREAS, William F. Doyle, for Builders Garage Corp., owner, filed, August 20, 1927, an application, under the building zone resolution, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1104-1112 Pacific street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 17, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Pacific street and Dean street are in residence and unrestricted districts and that Franklin avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 18, 1927 (re App. No. 14489-1927), reads:

"1. Pacific St., within 100 ft. of Franklin Ave. is zoned business and no garage for over 5 cars is permitted on that portion of the plot. Art. II, Sec. 4 (a 15), Zone Resolution.

"Above application is therefore denied.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 95 ft. and a depth of 100 ft. and 110 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under sections 7b and 7c of the building zone resolution and was entitled to relief under section 21; and

WHEREAS, this application was granted by the board at its meeting, January 17, 1928, on certain conditions, and applicant requested an amendment of these conditions as to ramps.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed a height of two stories above grade; that the building shall be constructed fireproof throughout; that no vehicular opening shall be installed within the business use area of the plot; that the grade of any ascending ramp installed shall start not less than 10 ft. inside the building line and shall be located at the westerly end of the premises; that the easterly end, first story, front, within the business use area, shall be developed and maintained as an office use and occupancy in conjunction with the business conducted on the premises; that any gasoline storage equipment installed shall be located and confined to the unrestricted area of this property; that there shall be no advertising roof signs erected or maintained; that any advertising on the front of the building shall be restricted to an electric projecting sign and a flat wall sign; that the easterly gable wall shall be finished in light-colored brick or painted a light color, and that all permits shall be obtained within nine months and any work involved shall be completed within one year from the date of this action.

37-27-BZ.

APPLICANT—John J. Dunnigan, for Louis F. Mentz, owner.

SUBJECT—Application for reopening — extension of time to procure permits—re application (decision of superintendent of buildings) under section 21 of the building zone resolution to permit the extension from a business district into a residence district of a proposed business and theatre building.

PREMISES AFFECTED—1034-1042 Ogden avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Chairman read telegraphic communication from applicant. Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(37-27-BZ)

WHEREAS, John J. Dunnigan, for Louis F. Mentz, owner, filed, January 12, 1927, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed business and theatre building; premises 1034-1042 Ogden avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 3, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 165th street is in a business district, that Nelson avenue is in a residence district and that Ogden avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 7, 1927 (N. B. 41-27), reads:

"1. Erection of proposed business and theatre building in a business district, extending into a residence district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, theatre portion is one clere story and Ogden avenue portion is two stories in height, with a frontage of 100 ft. and a depth of 152.73 ft. (irregular); to be occupied as a theatre building; and

WHEREAS, the board deemed that the application comes within the purview of section 7c, as well as section 21, in view of the hardship and practical difficulties if not permitted to use entire plot; and

WHEREAS, this application was granted by the board at its meeting, May 3, 1927, on certain conditions, and applicant requested a modification of the time limit.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the theatre occupancy shall be restricted to a single auditorium plan with no balconies or galleries; that the gable walls on the property line shall be unpierced throughout their entire height and length; that a court not less than the required legal width shall be provided at the northerly and southerly gables on the Nelson avenue front; that any openings from the theatre into southerly court shall be restricted to emergency exit use and operation only; that the commercial use and operation for entrance and exit purposes in the operation of the theatre shall be restricted to the northerly court on the Nelson avenue front, part of which lies within a business use area; that the building wall on the Nelson avenue front shall be unpierced throughout its entire height and length and shall be of an attractive architectural treatment with pilaster and panel design; that all exposed surfaces of the courts and Nelson avenue front walls shall be finished with face brick and architectural terra cotta or stone trimmings; that the building shall be constructed in accordance with article 25 of the building code throughout; that no part of the Nelson avenue front, including the courts opening to the Nelson avenue front, shall be used or employed for the display of any advertising of any nature or description, and that return drawings shall be submitted

MINUTES

this board for approval before submission to the bureau of buildings; that all permits be obtained within six months and the work completed within nine months from the date of this action—March 13, 1928.

6-26-BZ.

APPLICANT—William F. Doyle, for The Debb Corp., owner.

SUBJECT—Application for reopening—amendment of resolution—re application (decision of the superintendent of buildings) under section 21, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—Southeast corner of Jerome avenue and East Van Cortlandt avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative 5
Absent 0

THE RESOLUTION—

(496-26-BZ)

WHEREAS, William F. Doyle, for The Debb Corp., owner, filed, June 2, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises southeast corner of Jerome avenue and East Van Cortlandt avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 14, 1926, and November 29, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue and East Van Cortlandt avenue are in business districts and Villa avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 21, 1926, reads:

"Erection of the proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of the Building Zone Resolution.";

and
WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 86.59 ft. on Jerome avenue and 118.39 ft. on East Van Cortlandt avenue; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, this application was granted by the board December 14, 1926, on certain conditions, and applicant requested a reopening of the case and the inclusion in the area of an additional lot and the increase in height to two stories, and case was reopened by vote of the board; and

WHEREAS, this board under the original application did grant a variation covering the plot with the exception of the present 25-ft. lot; and

WHEREAS, this application was granted by the board at its meeting, November 29, 1927, on certain conditions, and applicant requested a modification of these conditions as to rear yard.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that

the building be restricted in height to two stories above grade; that it shall be constructed fireproof throughout, with a rear yard of not less than 10 ft. established at the level of the second story beginning at a point 124.96 ft. southerly from East Van Cortlandt avenue; that the deck or the rear yard at second story level shall be provided with flat skylights glazed with wire glass; that a flat wall ventilator shall be installed running the length of the rear yard at second story level, rigidly fixed to the easterly gable wall, second story; that the easterly and southerly gable walls shall be unpierced throughout their entire height and length for the first story, and any windows installed in the easterly gable wall on the second story shall be equipped with steel frames and translucent wire glass with one ventilator to each sash of any window; that any gasoline storage equipment installed shall be restricted to the Jerome avenue front and located at the southerly end of the structure; that the elevations on Van Cortlandt avenue and Jerome avenue fronts shall be finished with face brick and architectural terra cotta or stone trimmings; that there shall be no signs erected or advertising displayed other than one electric projecting sign restricted to the Jerome avenue front; that all permits necessary for the prosecution of the work shall be obtained within nine months and any work involved completed within eighteen months from the date of this action.

212-27-BZ.

APPLICANT—William F. Doyle, for Golran Realty Corp., owner.

SUBJECT—Application for reopening—amendment of resolution—re application (decision of the superintendent of buildings under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—East side of Jerome avenue, 78.98 feet south of Mosholu Parkway, South, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative 5
Absent 0

THE RESOLUTION—

(212-27-BZ)

WHEREAS, William F. Doyle, for Golran Realty Corp., owner, filed, March 2, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises east side of Jerome avenue, 78.98 ft. south of Mosholu Parkway South, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 28, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district, Grand Concourse is in a residence district and East Van Cortlandt avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 28, 1927 (N. B. 390-1927), reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

MINUTES

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 480.96 ft. and a depth of 26 ft. and 140 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the property, a triangular block, is in single ownership and it is proposed to erect a six-story apartment house on the Grand Concourse and East Van Cortlandt avenue and the northerly end of the Jerome avenue for a distance 163 ft. southerly from the northerly line of this property; and

WHEREAS, it is proposed to erect this garage as an accessory use to the proposed apartment house developed on the remainder of this triangular block, the board deemed that applicant was entitled to the relief requested under section 21 of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, June 28, 1927, and July 26, 1927, on certain conditions, and applicant requested a modification of these conditions as to the roofing of the other structure on plot before starting work on the garage and as to vehicular exits, which request was granted.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed two stories in height above grade and shall be constructed fireproof throughout; that there shall be not more than one vehicular exit on the East Van Cortlandt avenue frontage, located not more than 25 ft. from the apex of the building formed by the intersection of Jerome avenue and East Van Cortlandt avenue; that there shall be no gasoline pump installed or maintained within 25 ft. of the corner formed by the intersection of East Van Cortlandt avenue and Jerome avenue; that the rear and gable walls shall be unpierced throughout their entire height and length; that the garage shall be at a point not less than 183.69 ft. southerly from the intersection of the Jerome avenue and Grand Concourse line; that there shall be no sign or advertising of any nature or description displayed on the exterior of any part of these premises, other than a flat wall sign built into the structure; that the exterior of the building on the street fronts shall be finished with face brick and architectural terra cotta or stone trimmings and shall be of attractive architectural design; that the floor area of this garage shall be subdivided into three units by walls of approved masonry, any openings therein to be equipped with automatic windows; that any skylights installed in the roof of this structure shall be set not less than 30 ft. from the rear wall and shall be of the automatic type, glazed with plain glass, protected with wire guards above and below; that the entire remainder of the plot shall be developed and restricted to conforming dwelling house occupancy and use; that the architect shall make a return of the proposed design of garage to this board for approval before submitting same to the superintendent of buildings; that all permits required shall be obtained within nine months and the work completed within eighteen months from the date of this action.

CASES DISMISSED.

Appeal from Administrative Order.

The chairman called attention to the following case, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(1211-27-A)

Filed November 15, 1927—Premises 2260 Andrews avenue, Borough of The Bronx. Decision of the fire commissioner. Appellant: Harry T. Clark. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

WHEREAS, the foregoing appellant has filed an appeal with the board of standards and appeals from a decision of the fire commissioner, affecting the premises in question; and

WHEREAS, the appellant has failed to complete his papers, though duly notified to do so.

Resolved, that the foregoing appeal be and it hereby is *dismissed* for lack of prosecution.

Under the Building Zone Resolution.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(1167-27-BZ)

Filed October 21, 1927—Premises 287-289 Pacific street, Borough of Brooklyn. Decision of superintendent of buildings. Applicant: Henry J. Nurick. Dismissed for lack of prosecution.

(1192-27-BZ)

Filed November 11, 1927—Premises 1756-1764 Bushwick avenue, Borough of Brooklyn. Decision of superintendent of buildings. Applicant: Henry J. Nurick. Dismissed for lack of prosecution.

(1215-27-BZ)

Filed November 16, 1927—Premises 342-352 Coney Island avenue, Borough of Brooklyn. Decision of superintendent of buildings. Applicant: Jacob Lubroth, Inc. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

WHEREAS, the foregoing applicants have filed with the board of standards and appeals, applications, under the building zone resolution, affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

Resolved, that the applications be and they hereby are *dismissed* for lack of prosecution.

AREA FIXED.

(48-28-BZ)

The chairman presented and read a communication from Messrs. Schreiber, Collins, Myers & Bucher, requesting the board to fix the area deemed affected and within which to obtain consents to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 228-232 Nagle avenue, Borough of Manhattan.

The following area was approved by the board:

Both sides of Nagle avenue from a point 100 ft. south of Academy street to a point 400 ft. north of proposed garage; the north side of Academy street from Nagle avenue to Post avenue; also the east side of Post avenue from Academy street to a point 300 ft. north of Academy street.

Adjourned 5.00 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 13, 1928.

Present: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS.

116-27-S.
PETITIONER—William F. Doyle, for Central Zone Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner and superintendent of buildings.

PREMISES AFFECTED—15-19 East 33rd street and 18-22 East 34th street, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 3, 1928, at 2 p. m., on request of petitioner.

632-27-S.
PETITIONER—Joseph A. Cox, for Survey Investors, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—303-305 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: Joseph A. Arenson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 10, 1928, at 2 p. m., on request of petitioner's representative.

1216-27-S.
PETITIONER—United Real Estate Owners Association, for Recht and Rosenblum, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—606-612 West 49th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

APPLIANCES SUBMITTED FOR APPROVAL.

955-27-SA.

PETITIONER—John T. Cook, owner.

SUBJECT—Cook's Automatic Oil Burner, approval of.

APPEARANCES—

For Petitioner: John T. Cook.

For Administration: None.

ACTION OF BOARD—Petition placed on Reserve Calendar subject to inspection and report by committee of board.

698-27-SA.

PETITIONER—Everite Utilities Corp.

SUBJECT—Everite Oil Burner, approval of.

APPEARANCES—

For Petitioner: Nathan Arvintz.

For Administration: None.

ACTION OF BOARD—Petition withdrawn on request.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

CASES DISMISSED.

Variations of the Labor Law.

The chairman called attention to the following cases, where notices of intention to petition were offered for filing; but where, despite notices from this office, papers have not been completed; thus tying the hands of the administrative official in the performance of his duty:

(1169-27-S)

Filed October 31, 1927—Premises 548-550 West 23rd street, Borough of Manhattan. Order of the fire commissioner. Petitioner: Wells & Newton Co., Inc. Dismissed for lack of prosecution.

(1209-27-S)

Filed November 15, 1927—Premises 10 West 55th street, Borough of Manhattan. Order of the fire commissioner. Petitioner: Patrick J. Murray. Dismissed for lack of prosecution.

(1210-27-S)

Filed November 15, 1927—Premises 42-46 West 38th street, Borough of Manhattan. Order of the fire commissioner. Petitioner: Realty Supervision Co. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

WHEREAS, the foregoing petitioners have filed with the board of standards and appeals petitions for variations from the requirements of the labor law, affecting the premises in question; and

WHEREAS, the petitioners have failed to complete their papers, though duly notified to do so.

Resolved, that the petitions be and they hereby are dismissed for lack of prosecution.

Balance of Calendar laid over to Special Meeting, Friday morning, March 16, 1928, at 10 o'clock.

Adjourned 5.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

APPLIANCES

FUEL OIL PUMPS

Approved by the Board of Standards and Appeals

<i>Name of Pump</i>	<i>Calendar No.</i>	<i>Name of Pump</i>	<i>Calendar No.</i>
American Marsh Duplex.....	638-25-SA	Marsh Fuel Oil Pump.....	1050-23-SA
American Marsh Simplex.....	639-25-SA	McGowan Horizontal Duplex Fuel Oil Pump..	936-23-SA
Ballard Duplex Electric Driven Pump Set....	1413-22-SA	M. D. Rotary.....	52-27-SA
Beach Russ Co. Rotary.....	1134-22-SA	Milwaukee Piston Rotating Port Pump.....	763-25-SA
Blackmer Rotary.....	935-24-SA	Monroe Oil Pump.....	658-26-SA
Blake & Knowles Horizontal Simplex Piston Pattern Pump.....	372-21-SA	Northern Rotary.....	1396-24-SA
Century Rotary.....	908-21-SA	Quimby Screw Pump.....	1193-21-SA
Cook Electric Oil Pump.....	603-25-SA	Ray Rotary.....	588-25-SA
Davidson	590-21-SA	Rotary Pressure Pump.....	1060-25-SA
Dean Bros. Durable Duple.....	840-22-SA	Rotary Vacuum Pump.....	513-25-SA
Deming Double Oscillating Force Pump.....	458-27-SA	Tate-Jones	492-21-SA
Enterprise Oil Pump.....	11-28-SA	Teesdale Automatic Booster Fuel Oil Pump..	1279-25-SA
Exeter Rotary.....	507-22-SA	Viking	438-21-SA
Gould Hand Rotary.....	1133-25-SA	Warren Oil Pump.....	1169-23-SA
Gould Triplex Plunger.....	257-22-SA	Worthington Duplex Double-Acting Steam Pump	184-22-SA
Kinney Rotating Plunger Pump.....	503-24-SA	Worthington Show Model Duplex.....	194-24-SA
Leiman Rotary.....	95-24-SA		

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

<i>Name of Burner</i>	<i>Calendar No.</i>	<i>Name of Burner</i>	<i>Calendar No.</i>
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*May Oil Burner.....	68-24-SA
*Arcoil Heat Machine.....	632-26-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	*Morrissey Oil Burner.....	673-27-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
Ballard Automatic Oil Burner.....	1363-23-SA	Morse Fan Tail Type Steam Atomizing Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Staples & Pfeiffer Steam Atomizing High Pressure Burner.....	1414-22-SA	*Moussette Oil Burner.....	887-25-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*National Rotary Oil Burner.....	836-25-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	*Nokol Automatic Heater.....	1078-24-SA
*Berggren Oil Burner.....	764-26-SA	North American Low Pressure Oil Burner..	792-26-SA
Best Calorex Burner.....	1464-21-SA	*Nu-Way Oil Burner.....	773-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Orr Fuel Oil Burner.....	113-26-SA
*Caloroil Burner—Type AA.....	1361-24-SA	*Paramount Oil Burner.....	1193-25-SA
Coen Mechanical Oil Burner.....	942-21-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	Peabody-Fisher Wide Range Mechanical Oil Burner	644-21-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Petro Domestic Burner.....	161-26-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	Petro Mechanical Burner and Air Register..	735-24-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Doherty Oil Burner.....	943-26-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Eisler Automatic Oil Burner.....	481-27-SA	*Rayfield Oil Burner.....	504-26-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Ray Rotary Fuel Oil.....	504-23-SA
Enco Burner.....	1414-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enterprise Rotary Fuel Oil Burner.....	1149-27-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulze Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gill Oil Burner.....	1231-23-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	Steam Oil Burner.....	183-22-SA
*Gulf Oil Burner.....	382-26-SA	*Summerheat Oil Burner.....	581-26-SA
Hammel Oil Burner.....	1278-21-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	Surface Combustion Low Pressure Burner..	92-23-SA
*Hart Automatic Oil Burner.....	1162-24-SA	*Sword Automatic Oil Burner.....	951-25-SA
Hauck Venturi Low Pressure Oil Burner....	88-27-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Holby Oil Burner.....	328-27-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*Homer Domestic Oil Burner.....	1211-25-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
*International Oil Burner.....	1305-24-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	*Universal Fuel Oil Burner.....	6-24-SA
Joyce Oil Burner.....	852-26-SA	*Vesta Oil Burner.....	451-26-SA
*K. F. C. Oil Burner.....	846-25-SA	Gem Fuel Oil Burner.....	111-26-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
Lientz Oil Burner.....	155-20-SA	*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
		*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

029-27-A—39 Fifth avenue, Manhattan.

030-27-A—13-16 Central Park West, Manhattan.

031-27-A—20-28 West 72nd street, Manhattan.

032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.

372-21-SA—Ford Fire Line Reducing Valve, approval of.

447-22-SA—Howard Water Pressure Reducing Devices, approval of.

610-22-SA—Crocker Gas Valve, approval of.

799-22-SA—Kennell Gas Cut-Off Valve, approval of.

1173-22-SA—Anti-Syphon Valve, approval of.

1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.

1249-22-SA—Coen Oil Burner, approval of.

1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.

57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.

124-23-SA—Master Gas Shut-Off Valve, approval of.

125-23-SA—Packless Gas Shut-Off Valve, approval of.

127-23-SA—S. & K. Gas Shut-Off Valve, approval of.

232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.

275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.

279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.

297-23-SA—"Auto.natic" Deluge Valve, approval of.

443-23-SA—Automatic Gas Shut-Off, approval of.

525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.

952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)

959-23-SA—Hydro Carbon Oil Burner, approval of.

1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.

1346-23-SA—Heatiator Oil Burner, approval of.

1550-23-SA—Apex Gas Cut-Off Valve, approval of.

492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.

755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.

907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.

1016-24-SA—Milnes Oil Burner, approval of.

1108-24-SA—Simplicity Fuel Oil Burner, approval of.

1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.

1146-24-SA—Salvo Fire Extinguisher, approval of.

1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.

1500-24-SA—Smolensky Check Valve, approval of.

558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.

683-25-SA—Billow Fuel Oil Burner, approval of.

985-25-SA—Amdyco Foam Fire Extinguisher, approval of.

1106-25-SA—Modern Oil Burner, approval of.

1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.

1264-25-SA—Koerting Gear Pump, approval of.

1346-25-SA—Palmer Gravity Lock, approval of.

167-26-SA—Johnson Automatic Oil Burner, approval of.

353-26-SA—Signal Weatherproof Bells, approval of.

364-26-SA—Kork-n-Seal, approval of.

397-26-SA—Worthington Triplex Vertical Power Pump, approval of.

418-26-SA—Film Inspection Machine (approved type), approval of.

484-26-SA—Protectoseal Cover, approval of.

542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.

751-26-SA—Jones Oil Burner, approval of.

781-26-SA—Solenoid Type Single Stroke Bells, approval of.

890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.

929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.

950-26-SA—Ideal Fuel Oil Burner, approval of.

52-27-SA—M-D Rotary Fuel Oil Pump, approval of.

110-27-SA—Wilbur Extinguisher, approval of.

115-27-SA—Even-Heat Oil Burner, approval of.

128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.

129-27-SA—Stroud-In-The-Door Oil Burner, approval of.

187-27-SA—Keenan Gas Shut-Off Valve, approval of.

458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.

527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.

537-27-SA—Leader Gas Shut-Off Valve, approval of.

618-27-SA—Stuhler Oil Burner, approval of.

630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.

810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.

814-27-SA—Elkhart Flush Type Siamese, approval of.

899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.

900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.

955-27-SA—Cook's Automatic Oil Burner, approval of.

977-27-SA—Romec Rotary Pump, approval of.

1034-27-SA—The Improved Lawrence May Oil Burner, approval of.

1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.

1071-27-SA—New Process Oil Burner, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

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Requests to amend granted.....	12
Requests to amend denied.....	0
Requests for modification granted.....	3
Requests for modification denied.....	3
Requests to rescind granted.....	1
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Requests for extension of time granted.....	13
Requests for extension of time denied.....	1
Requests for extension of permit granted.....	0
Requests for extension of permit denied.....	0
Requests to install granted.....	0
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Interpretations	1
Requests withdrawn or dismissed.....	1
Total	358

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

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JOHN GUILFOYLE

CHIEF JOHN KENLON

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TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Minutes of Regular Meeting, March 20, 1928, 10 a. m.

Minutes of Regular Meeting, March 20, 1928, 2 p. m.

Corrections.

Rules for the Testing of Wood.

Reserve Calendar.

Progress Report.

PUBLIC HEARINGS

UNIVERSITY OF ILLINOIS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, March 27, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, April 3, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to March 21, 1928.

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected.</i>
241-28-S.....	F.D.....	540-550 W. 58th st., Man., L. D. 31595
240-28-BZ.....	B.B.Q.....	3502 Far Rockaway blvd., Edge- mere, Q., N. B. 1714-28
239-28-A.....	F.D.....	118 Amity st., Flushing, Q., Alt. 4641-26
238-28-A.....	F.D.....	3811 Second ave., L. I. C., Q., Alt. 4335-27
237-28-S.....	F.D.....	151-153 W. 28th st., Man., L. D. 1013
236-28-A.....	F.D.....	30 Dutch Kills Creek, L. I. C., Q., L. C. 15501
235-28-A.....	F.D.....	135-159 Ingraham st., Bklyn., Alt. 157-27
234-28-S.....	F.D.....	1108 De Kalb ave., Bklyn., L. D. 7897
233-28-A.....	F.D.....	260-262-268-272 Greenwich st., Man., F-10086
232-28-BZ.....	B.B.B.....	445 Empire blvd., Bklyn., Applic. 3402-28
231-28-BZ.....	B.B.Q.....	97-44 Sutphin blvd., Jamaica, Q., N. B. 558-28
230-28-BZ.....	B.B.Bx...	2400 Third ave., Bx., N. B. 105-28
229-28-S.....	F.D.....	328 Broome st., Man., L. D. 32886
228-28-A.....	F.D.....	805-21 St. Marks ave., Bklyn., L. C. 54446

Restored to Calendar

856-27-S.....	F.D.....	213-217 E. 37th st., Man., L. D. 20307
851-27-S.....	F.D.....	161-165 Perry st., Man., L. D. 11818
699-27-S.....	B.B.M....	333-339 Hudson st., Man., N. B. 136-27

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, MARCH, 27, 1928, AT 2 P. M.

Building Zone Cases.

1142-27-BZ.
APPLICANT—Magrak Garage Corp., lessee, for Adolph Lewisohn & Sons, Inc., owner.
PREMISES—606 West 158th street and 19 Audubon place, southeast corner, Manhattan.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of an electric sign.

1164-27-BZ.

APPLICANT—Robert W. Maloney, for A. W. Palumbo, owner.

PREMISES—Southwest corner of Waterbury avenue and Eastern boulevard, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1173-27-BZ.

APPLICANT—John J. Dunnigan, for S. S. & L. P. Corp., owner.

PREMISES—2325 Southern boulevard, west side of Southern boulevard, 75.91 feet north of East 183rd street, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1180-27-BZ.

APPLICANT—Daniel E. Ragalie, owner.

PREMISES—Northeast corner of 15th avenue and Burton street, Whitestone, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1193-27-BZ.

APPLICANT—James Kearney, for B. & O. Realty Corp., owner.

PREMISES—2435-2449 Walton avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house having stores on the first story.

1226-27-BZ.

APPLICANT—Louis A. Sheinart, for Jamaica West End Realty Corp., owner.

PREMISES—Northwest corner of Metropolitan avenue and Jamaica avenue, Richmond Hill, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

MARCH 27, 1928, 10 A. M.

Appeals from Administrative Orders.

1147-27-A—2614-2616 Myrtle avenue, Glendale, Borough of Queens.

1150-27-A—8-22 Congress street, Brooklyn.

1177-27-A—504-520 Grand street, Buildings A, B, C and F Manhattan.

1178-27-A—22-36 Sheriff street, 84-98 Broome street and 21-33 Columbia street, Buildings I, K and L Manhattan.

1181-27-A—161-163 Madison avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, March 27, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CALENDAR

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 855-27-BZ—Application, July 26, 1927, under section 21 of the building zone resolution, of Harry H. Holler, applicant, on behalf of Anna C. Bingler, owner (Certified Gas Stations, Inc., lessee), to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 926-27-BZ—Application, August 17, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Goldix Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1440 Sedgwick ave., The Bronx.

CAL. NO. 1067-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Glenhall Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

CAL. NO. 1091-27-BZ—Application, October 8, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Jacob Govern, on behalf of Jakmore Realty Corp., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 251-259 79th street, Brooklyn.

CAL. NO. 1115-27-BZ—Application, October 17, 1927, under section 21 of the building zone resolution, of Louis A. Sheinart, applicant, on behalf of Cantel Realty Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5)

motor vehicles; premises south side of West 233rd street, 171 feet west of Albany Crescent, The Bronx.

CAL. NO. 1119-27-BZ—Application, October 18, 1927, under sections 7e and 21 of the building zone resolution, of Max Feigenbaum, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north side of Metropolitan avenue, 20.68 feet east of Cuthbert place, Richmond Hill, Borough of Queens.

CAL. NO. 1123-27-BZ—Application, October 20, 1927, under section 21 of the building zone resolution, of William Meyer, applicant and owner, to permit in a residence district the erection and maintenance of a building to be used for stores on the first story and as dwellings above; premises northwest corner of Central avenue and Meade street (68th street), Ridgewood, Borough of Queens.

CAL. NO. 1129-27-BZ—Application, October 21, 1927, under section 21 of the building zone resolution, of Audrey Holding Corp., owner, to permit in a residence district the erection and maintenance of an apartment house with store occupancy in the basement story; premises 65-75 St. Nicholas place, northwest corner of West 153rd street, Manhattan.

CAL. NO. 1207-27-BZ—Application, November 15, 1927, under sections 7b and 21 of the building zone resolution, of Henry C. Pelton, applicant, on behalf of John D. Rockefeller, Jr., owner, to permit in a residence district, extending from a business district, the erection and maintenance of an extension to an existing business building; premises 680-684 Fifth avenue, southwest corner of West 54th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

MARCH 27, 1928, 2 P. M.

Appeals from Administrative Orders.

1052-27-A—1672-1678 Broadway, Manhattan.

1099-27-A—First street, bounded by Second street, Bond street and Gowanus Canal, Brooklyn.

1077-27-A—3 East 61st street, Manhattan.

694-27-A—217-221 Main street, Tottenville, Borough of Richmond.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, March 27, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1050-27-BZ—Application, September 26, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of S. S. Kresge Co., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a building occupied in

CALENDAR

part for business purposes; premises 2125 86th street, Brooklyn.

CAL. NO. 1027-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of G. & K. Investing Corp., owner, to permit in a residence district the erection and maintenance of a business building (stores); premises east side of Bailey avenue, 153.03 ft. north of Albany Crescent, The Bronx.

CAL. NO. 947-27-BZ—Application, August 24, 1927, under section 21 of the building zone resolution, of Joseph A. Walsh, applicant, on behalf of Louis Berkwit, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of White Plains road, 50 ft. south of Mace avenue, The Bronx.

CAL. NO. 1109-27-BZ—Application, October 13, 1927, under section 21 of the building zone resolution, of Lillian R. Walker, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises east side of Woodhaven boulevard, 100.64 ft. south of Liberty avenue, Woodhaven, Borough of Queens.

CAL. NO. 540-27-BZ—Application, May 16, 1927, under sections 7g and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Abraham Goldinger, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises 725-727 Bedford avenue, southeast corner of Flushing avenue, Brooklyn.

CAL. NO. 961-27-BZ—Application, August 30, 1927, under sections 7c and 21 of the building zone resolution, of The New York Edison Co., applicant and owner, to permit in a residence district the alteration and extension to an existing transforming and electrical distributing station; premises 148-148½ East 40th street and 151-153 East 39th street, Manhattan.

CAL. NO. 510-27-BZ—Application, May 9, 1927, under sections 7g and 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Philip J. Sinnott, on behalf of Alden Terrace Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

CAL. NO. 938-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Danclare Holding Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2388-2394 Ryer avenue, The Bronx.

CAL. NO. 787-27-BZ—Application, July 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, substituted for Louis A. Sheinart, on behalf of Edis Realty Co., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station (previously denied); premises northeast corner of Bay Ridge avenue and Shore road, Brooklyn.

CAL. NO. 976-27-BZ—Application, September 6, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of McMahon Brothers, owners, to permit, partly in a business district and partly in a residence district, the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles; premises southwest corner of Queens boulevard and Devon place, Forest Hills, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, MARCH 30, 1928, AT 2 P. M.
SPECIAL MEETING.

Rules.

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

CALL OF CLERK'S CALENDAR
TUESDAY, APRIL 3, 1928, AT 2 P. M.
Building Zone Cases.

1205-27-BZ.

APPLICANT—Charles P. Cannella, for Filippo Ammirata, owner.

PREMISES—1728 80th street, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the extension of an existing business use.

1206-27-BZ.

APPLICANT—Charles P. Cannella, for Filippo Montana, owner.

PREMISES—1730 80th street, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the extension of an existing business use.

1234-27-BZ.

APPLICANT—Alonzo E. De Baun, owner.

PREMISES—South side of Hillside avenue, 120 ft. west of 146th street (Colonial avenue), Jamaica, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of an automobile showroom and service station in connection therewith.

1237-27-BZ.

APPLICANT—Kate Ruchlis and Israel Berkenfeld, owners.

PREMISES—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

CALENDAR

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1056-27-BZ.

APPLICANT—Henry G. Harrington, for Felice Mancuso, owner.

PREMISES—608-616 Union street, Brooklyn.

APPLICATION, under sections 7e, 7g and 21 of the building zone resolution,

TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; the board having permitted the erection of a garage for more than five (5) motor vehicles on a portion of this site under certain conditions.

1111-27-BZ.

APPLICANT—Egan & Ittelson, for Glenroe Realty Corp., owner.

PREMISES—Northeast corner of Broadway and Kimberly place, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1174-27-BZ.

APPLICANT—Joseph A. Cox, for Mero Realty Corp., owner.

PREMISES—679-687 Utica avenue, northeast corner of Clarkson avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1203-27-BZ.

APPLICANT—Edward S. Shepherd, owner.

PREMISES—8711 Canarsie Lane, northeast corner of Yarkens Hook road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a gasoline service station.

1249-27-BZ.

APPLICANT—A. J. Simberg, for Plandwell Construction Corp., owner.

PREMISES—1403-1407 Boston road, north side of Boston road, 25 ft. west of Prospect avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

84-28-BZ.

APPLICANT—William F. Doyle, for Hoka B. Steffanson, owner.

PREMISES—444-446 Park avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy in part from residence to a business use.

206-28-BZ.

APPLICANT—John J. O'Connell, owner.

PREMISES—147-61 Jasmine avenue and 46-16 156th street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in an "F" area and residence district the erection and maintenance of a building less than fifteen (15) ft. from the street line.

1103-27-BZ.

APPLICANT—William Dumroe and Philip J. Sinnott, for Thomas J. Burnett, owner.

PREMISES—105-113 Northern boulevard, south side of Northern boulevard, 187 ft. east of Main street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station.

228-27-BZ.

APPLICANT—Thomas J. Higgins, substituted for Philip J. Sinnott, for Grace Neiderstein, owner.

PREMISES—14-30 Empire boulevard, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

109-28-BZ.

APPLICANT—F. W. Woolworth Co., lessee.

PREMISES—780-784 Flatbush avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district and also in a "C" area district, the alteration and extension of a business building and also the omission of a rear yard required by the zone resolution.

APRIL 3, 1928, 10 A. M.

Appeals from Administrative Orders.

1186-27-A—3041 Broadway, 601 West 120th street, 500-506 West 122nd street, 99 Claremont avenue and 80 Claremont avenue, Manhattan.

1183-27-A—48-50 Wall street, Manhattan.

1202-27-A—343-345 West 44th street, Manhattan.

974-27-A—146 Broadway, Brooklyn.

981-27-A—North side of DeKalb avenue, 202 feet west of Onderdonk avenue, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 3, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 895-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Macombs Realty Corp., owner, to permit in a residence district the alteration and conversion of occupancy of the first story of an existing apartment house from residence to business use (stores); premises 65 Featherbed lane, northwest corner of Macombs road, The Bronx.

CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road

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Syndicate, Inc., owner (for amendment and modification of the previous resolution), to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

CAL. NO. 1028-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Max Weinstein, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of White Plains road, 130.26 ft. south of Sagamore street, The Bronx.

CAL. NO. 1102-27-BZ—Application, October 11, 1927, under sections 7c and 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Bon Ton Holding Corp., owner, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; premises west side of Broadway, 150 feet south of West 240th street, The Bronx.

CAL. NO. 1112-27-BZ—Application, October 14, 1927, under section 7a of the building zone resolution, of Jacob Lubroth, Inc., applicant, on behalf of Louis Hernstat, owner, to permit in a residence district the erection and maintenance of an extension to an existing building for store occupancy; premises 1888 54th street, southwest corner of 19th avenue, Brooklyn.

CAL. NO. 33-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of L. Haas Realty Corp., owner, to permit in a business district the alteration and change of occupancy from a garage for the storage of five (5) motor vehicles to a motor vehicle repair shop; premises 1367 Macombs road, The Bronx.

CAL. NO. 1007-27-BZ—Application, September 13, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Emma C. Rivers, owner, to permit in a residence district the erection and maintenance of an apartment house with store occupancy on the first story; premises 69-73 East 16th street and 1601-1611 Church avenue, northeast corner, Brooklyn.

CAL. NO. 936-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Benjamin Siegel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Fiske avenue and Queens boulevard, Winfield, Borough of Queens.

CAL. NO. 1016-27-BZ—Application, September 16, 1927, under sections 7g and 21 of the building zone resolution, of Arthur B. Daub, applicant, on behalf of Max Daub, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Walker boulevard and Outerbridge avenue, Borough of Richmond.

CAL. NO. 1081-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Henry Felsenstein, on behalf of William T. Parker and Margaret Parker Bracken, owners, to permit in a residence and "C" area district the alteration and extension in height and area of an existing garage for the storage of more than five (5) motor vehicles; also the omission of the rear yard required under the building zone resolution; premises 2042-2044 Ocean avenue, Brooklyn.

CAL. NO. 1126-27-BZ—Application, October 20, 1927, under section 21 of the building zone resolution, of Edward Hoffmann, applicant, on behalf of Pauline Brickman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1781 Hilder avenue, north side of Hilder avenue, intersection of Pelham parkway, The Bronx.

CAL. NO. 1190-27-BZ—Application, November 10, 1927, under sections 7e and 21 of the building zone resolution, of Charles A. Peabody, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station; premises 400-414 West 155th street and 91-99 St. Nicholas place, southwest corner, Manhattan.

WILLIAM E. WALSH, *Chairman.*

APRIL 3, 1928, 2 P. M.

Petitions for Variations.

502-27-S—16-24 West 47th street, Manhattan.

884-27-S—1926-1932 Broadway, Manhattan.

1135-27-S—84-86 Withers street, Brooklyn.

1136-27-S—27 West 38th street, Manhattan.

1170-27-S—348-350 Seventh avenue and 207-209 West 29th street, Manhattan.

1179-27-S—18 East 53rd street, Manhattan.

1201-27-S—104 Lexington avenue, Manhattan.

916-27-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.

978-27-S—27 East Broadway, Manhattan.

1040-27-S—173 Bowery and 1-5 Delancey street, Manhattan.

1041-27-S—26 Allen street, Manhattan.

1160-27-S—99-101 Fifth avenue, Manhattan.

1132-27-S—578 Madison avenue and 24-26 East 57th street, Manhattan.

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990-27-S—225-235 West 37th street (12th floor), Manhattan.
 991-27-S—225-235 West 37th street (9th floor, front), Manhattan.
 992-27-S—225-235 West 37th street (7th floor), Manhattan.
 993-27-S—225-235 West 37th street (5th floor), Manhattan.
 994-27-S—225-235 West 37th street (8th floor), Manhattan.
 995-27-S—225-235 West 37th street (15th floor), Manhattan.
 996-27-S—225-235 West 37th street (4th floor, front), Manhattan.
 998-27-S—225-235 West 37th street (3rd floor), Manhattan.
 999-27-S—225-235 West 37th street (6th floor, front), Manhattan.

Appliances Submitted for Approval.

1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
 1259-27-SA—Pioneer Automatic Oil Burner, approval of.
 1151-27-SA—Allen 2½ Inch Angle Valve, approval of.

CALL OF CLERK'S CALENDAR TUESDAY, APRIL 10, 1928, AT 2 P. M.

Building Zone Cases.

1161-27-BZ.
 APPLICANT—Abraham Schwartz, for Consolidated Laundries, Inc., owner.
 PREMISES—2112-2128 Neptune avenue and 2805-2815 West 22nd street, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the extension of a laundry occupancy in an existing building.

1163-27-BZ.
 APPLICANT—Alfred J. Boulton, for Danwall Realty Co., Inc., owner.
 PREMISES—2985-2995 Avenue S, northwest corner of Gerritsen avenue, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1184-27-BZ.
 APPLICANT—Walter S. Beaver, for Realm Realty Corp., Inc., owner.
 PREMISES—143-149 Huron street, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1185-27-BZ.
 APPLICANT—Walter S. Beaver, for William and Lena Schwartzberg, owners.
 PREMISES—458-466 Leonard street, southeast corner of Manhattan avenue, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1002-27-BZ.
 APPLICANT—House, Holthusen & McCloskey, substituted for James Kearney, for 3 East 66th Street Corp., owner.
 PREMISES—3 East 66th street, Manhattan.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a "B" area and residence district the erection and maintenance of an apartment hotel provided with a yard and also an inner court having their dimensions and areas less than required under the zone resolution.

1084-27-BZ.
 APPLICANT—James W. Manney, for Robert W. Goelet, owner.
 PREMISES—425 Edgecombe avenue, Manhattan.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

1137-27-BZ.
 APPLICANT—Egan & Ittelson, for Bingham Holding Corp., owner.
 PREMISES—1731-1741 Jerome avenue, west side of Jerome avenue, 163 ft. south of West 176th street, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1140-27-BZ.
 APPLICANT—Westboro Family Laundry Service, Inc., lessee, and Thwaites Place, Inc., owner.
 PREMISES—1422-1424 Jerome avenue, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the maintenance of an existing wet wash laundry.

1235-27-BZ.
 APPLICANT—Harry Cook, for Lannau Holding Corp., owner.
 PREMISES—Northwest corner of Beach 71st street and Hammels boulevard, Arverne, Borough of Queens.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1250-27-BZ.
 APPLICANT—Louis I. Sieven, owner.
 PREMISES—South side of Fort Hamilton Parkway, 225 ft. west of Chester avenue, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1251-27-BZ.
 APPLICANT—Ozark Realty Co., owner.
 PREMISES—594 92nd street, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

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16-28-BZ.

APPLICANT—Philip J. Sinnott, for Moses Rubin, owner.
PREMISES—Southwest corner of Anderson avenue and Shakespeare avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house with store occupancies on the first story.

APRIL 10, 1928, 10 A. M.

Appeals from Administrative Orders.

1090-27-A—62 Rivington street, Manhattan.

1145-27-A—40-42 Wall street and 37-39 Pine street, Manhattan.

1182-27-A—953-955 Cypress avenue and 1683 Weirfield street, Ridgewood, Borough of Queens.

1189-27-A—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 10, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1074-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Gutttag Brothers Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 585 St. Ann's avenue, northwest corner of East 150th street, The Bronx.

CAL. NO. 879-27-BZ—Application, August 2, 1927, under section 21 of the building zone resolution, of Philip Steigman, applicant, on behalf of Norman Gotlieb and Nathan Frischling, owners, to permit in a residence district the erection and maintenance of a gasoline service station; premises 5901-5905 22nd avenue, southwest corner of 59th street, Brooklyn.

CAL. NO. 1063-27-BZ—Application, September 30, 1927, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Henry C. Karpen, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 14912 North Conduit boulevard, northwest corner of Three Mile Mill road, Jamaica, Borough of Queens.

CAL. NO. 1065-27-BZ—Application, October 1, 1927, under section 21 of the building zone resolution, of David Kaufman, applicant, on behalf of Rose B. Capone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 22-76 Sixth avenue, Astoria, Borough of Queens.

CAL. NO. 1068-27-BZ—Application, October 3, 1927, under sections 7c and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Livia M. Pepe, owner, to permit in a residence district the maintenance of an existing building

occupied on the basement story as a French dry cleaning, dyeing and pressing business and as dwellings above; premises 124 Waverly place, Manhattan

CAL. NO. 1069-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Daniel J. Iulo, applicant, on behalf of Waglan Realty Corp., owner, to permit in a business district the change of occupancy of an existing business building to a chicken slaughterhouse; premises 6702-6710 New Utrecht avenue and 6701-6709 15th avenue, Brooklyn.

CAL. NO. 1101-27-BZ—Application, October 11, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Max Silverman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5702-5712 Church avenue, southeast corner of East 57th street, Brooklyn.

CAL. NO. 979-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Tony Trifirio, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 949 Liberty avenue, Brooklyn.

CAL. NO. 1144-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Marben Realty Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Cedar avenue and West 179th street, The Bronx.

CAL. NO. 1152-27-BZ—Application, October 26, 1927, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Knickerbocker Hospital, owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 505 West 131st street and 1448 Amsterdam avenue, northeast corner, Manhattan.

CAL. NO. 1019-27-BZ—Application, September 17, 1927, under section 21 of the building zone resolution, of William E. Kennedy, applicant on behalf of McBrearty Building Co. Inc., owner, to permit in a residence district the erection and maintenance of a building for store occupancy on the first story; premises southeast corner of Colfax avenue and 111th road, Bellaire Borough of Queens.

CAL. NO. 1061-27-BZ—Application, September 30, 1927, under section 21 of the building zone resolution, of Thomas D. La Colla, applicant on behalf of Elizabeth Warms, owner to permit, partly in a business district and partly in a residence district, the

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erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 103-12 Gilbert street (170th street) and 502 South street (Liberty avenue), Jamaica, Borough of Queens.

CAL. NO. 1141-27-BZ—Application, October 24, 1927, under sections 7c and 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Harsing Realty Corp., owner, to permit in a residence district, extending from a business district, the alteration and change of occupancy in part of basement for store purposes; premises 1575 Grand Concourse, southwest corner of Mount Eden avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

APRIL 10, 1928, 2 P. M.

Petitions for Variations.

798-27-S—37-39 West 57th street, Manhattan.
632-27-S—303-305 Fifth avenue, Manhattan.
856-27-S—213-215-217 East 37th street, Manhattan.
609-27-S—243-249 West 67th street, Manhattan.
1187-27-S—18 West 33rd street, Manhattan.
1194-27-S—15-25 Lafayette street (first and second floors), Brooklyn.
1195-27-S—15-25 Lafayette street (fourth floor), Brooklyn.
1196-27-S—15-25 Lafayette street (fifth floor), Brooklyn.
1197-27-S—15-25 Lafayette street (sixth floor, east), Brooklyn.
1198-27-S—15-25 Lafayette street (seventh floor), Brooklyn.
1199-27-S—130-132 West 29th street, Manhattan.
1200-27-S—142 Greene street, Manhattan.
1208-27-S—680-684 Fifth avenue, Manhattan.
1212-27-S—109-111 Prince street, Manhattan.

APRIL 17, 1928, 10 A. M.

Appeals from Administrative Orders.

1188-27-A—138-162 Willow avenue, The Bronx.
1191-27-A—208 East 55th street, Manhattan.
1217-27-A—19-37 Norman avenue, 65-71 Dobbin street and 173-179 Banker street, Brooklyn.
1220-27-A—114 Barrow street, Manhattan.
1054-27-A—135-137 East 12th street, Manhattan.
1221-27-A—499-507 Carroll street and 530-550 President street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions

of the building zone resolution, *Tuesday morning, April 17, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1121-27-BZ—Application, October 19, 1927, under section 21 of the building zone resolution, of Joseph Parisi, applicant, on behalf of Mary Steyn and Minnie Jay, owners, to permit in a residence district the erection and maintenance of a business building (stores); premises 388-390 East 201st street, The Bronx.

CAL. NO. 1148-27-BZ—Application, October 25, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Arrowlene, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Franklin avenue and Atlantic avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

APRIL 17, 1928, 2 P. M.

Petitions for Variations.

1222-27-S—499-507 Carroll street and 530-550 President street, Brooklyn.
851-27-S—161-165 Perry street, Manhattan.
1057-27-S—49-53 West 38th street, Manhattan.
1154-27-S—38-44 East 30th street (fourth story), Manhattan.
1155-27-S—38-44 East 30th street (fifth story), Manhattan.
1156-27-S—38-44 East 30th street (seventh story), Manhattan.
1157-27-S—38-44 East 30th street (ninth story), Manhattan.
1158-27-S—38-44 East 30th street (tenth story), Manhattan.
1218-27-S—502-504 Metropolitan avenue, Brooklyn.
1244-27-S—26-32 West 17th street, Manhattan.
1260-27-S—125-129 West 45th street, Manhattan.
1114-27-S—810 Broadway, Manhattan.

APRIL 24, 1928, 10 A. M.

Appeals from Administrative Orders.

1225-27-A—234-256 West 54th street and 229-237 West 53rd street, Manhattan.
1228-27-A—346-360 Maujer street, Brooklyn.
1238-27-A—300-326 North 7th street, 479-495 Metropolitan avenue and 289-295 North 6th street, Brooklyn.
1243-27-A—604-628 West 43rd street, Manhattan.

RULES

REPORTING STRUCTURAL ALTERATIONS, ADOPTED FEBRUARY 8, 1917, UNDER CAL. 352-16-S.

Resolved, That for the purpose of establishing uniform practice with regards to the reporting of structural alterations made under the requirements of the labor law, the following rule be and it is hereby adopted:

When plans have been filed with the proper superintendent of buildings and structural alterations have been made to comply with the requirements of the labor law relating to exits and fire protection, or with an order of the State

Labor Department relating to exits issued prior to October 1, 1916, or with an order of the fire commissioner issued subsequent to October 1, 1916, a report shall be made by the superintendent of buildings to the fire commissioner stating whether the work done complies with the order of the State Labor Department, with the order of the fire commissioner, or with the provisions of the State Labor Law, as the case may be.

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY MORNING, MARCH 16, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

PETITIONS FOR VARIATIONS

884-27-S.

PETITIONER—Edward P. Doyle, for McFadden Publications, owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—1926-1932 Broadway, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 3, 1928, at 2 p. m.

982-27-S.

PETITIONER—Sharp & Dohme, lessees.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—76-78 Varick street and 9 Grand street, Manhattan.

APPEARANCES—

For Petitioner: Philip S. Hill.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

50-28-S.

PETITIONER—Philip J. Sinnott, for Frank Casale, lessee

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—127-129 West 125th street, Manhattan.

APPEARANCES—

For Petitioner: Philip J. Sinnott.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0

Absent 0

1017-27-S.

PETITIONER—Van F. Pruitt, for Bruck Weiss Millinery, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—20-22 West 57th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

1396-22-S.

PETITIONER—Philip J. Sinnott, substituted for Samuel Rosenblum, for Reid Ice Cream Co., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner (interpretation of previous resolution).

PREMISES AFFECTED—127-129 West 125th street, Manhattan.

APPEARANCES—

For Petitioner: Philip J. Sinnott.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

856-27-S.

PETITIONER—Josam Manufacturing Co., for Ojar Holding Corp., owner.

SUBJECT—Application for reopening—consideration, having been previously dismissed for lack of prosecution—re variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—213-217 East 37th street, Manhattan.

APPEARANCES—

For Petitioner: G. Walton Busch.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition restored to calendar and set for hearing on April 10 at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR AND GRANT PETITION—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle..... 3

Negative: Commissioner Connell..... 1

Absent: Chief Kenlon..... 1

THE VOTE TO RECONSIDER—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE VOTE TO RESTORE TO CALENDAR AND SET FOR HEARING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

1124-27-S.

PETITIONER—John P. Gilmartin, for W. Haitch Realty Company, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—248½-250 West 40th street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

MINUTES

THE RESOLUTION—

(1124-27-S)

WHEREAS, John J. Gilmartin, for W. Haitch Realty Co., owner, filed, October 20, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 248½-250 West 40th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 2, 1927 (Order No. 25783-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

WHEREAS, the building is fireproof, 14 stories in height, 39 ft. 6 in. by 99 ft. in area at first story and 39 ft. 6 in. by 39 ft. in area above; OCCUPIED as a tenant factory, 60 persons on each story; EQUIPPED with a sprinkler system; EXITS: a fire tower; an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims that the order affects the second, third, fifth, eighth, thirteenth and fourteenth stories; that the partitions are of wood and sheet rock construction, 8 ft. in height; that these combustible partitions are the property of the tenants; furthermore, the petitioner contends that to comply with the order would be necessary to evict the lease and vacate the tenant, which would be a great loss and hardship to the owner.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

1073-27-S.

PETITIONER—Charles P. Cannella, for Giuseppe Gulotta, owner.

SUBJECT—Variation of the labor law as cited in decision of the health commissioner.

PREMISES AFFECTED—211 Himrod street, Brooklyn.

APPEARANCES—

For Petitioner: Charles P. Cannella.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle and Chief Kenlon	2
Negative: Chairman Walsh, Commissioners Connell and Holland.....	3
Absent	0

THE RESOLUTION—

(1073-27-S)

WHEREAS, Charles P. Cannella, for Giuseppe Guletta, owner, filed, October 4, 1927, a petition for a variation from the requirements of the labor law, as cited in memorandum of inspection by the Department of Health, affecting premises 211 Himrod street, Borough of Brooklyn; and

WHEREAS, the decision by the Health Department, dated August 9, 1927, reads:

"At a meeting of the Board of Health of the Department of Health of The City of New York, held August 9, 1927, your application for a Sanitary Certificate for a cellar bakery at 211 Himrod Street, in the Borough of Brooklyn, was denied.";

WHEREAS, the building is frame, three stories and cellar, height, 25 ft. by 50 ft. in area; OCCUPIED: cellar, bakery, 3 persons; 1st story, store and dwelling; upper stories, dwellings; and

WHEREAS, the height of the cellar is 7 ft. 4 in., the ceiling being at curb level and the means of ventilation of the cellar being one window, 3 ft. by 6 ft. 6 in. in area, opening on the rear areaway, and two windows, each 2 ft. 6 in. by 4 ft. in area at the front of the building and below the show window; and

WHEREAS, the petitioner contends that the walls of the bakery are covered with one-inch plaster, the ceiling is

covered with ½-inch plaster boards and the floor is constructed of concrete; that the building was erected in 1892 and has been occupied as a cellar bakery since that time; that the present owner purchased the building in 1927 on the grounds that a bakery shop was in existence and that hardship would result if not permitted to use the premises as a cellar bakery.

Resolved, that the decision of the Health Department be and it hereby is affirmed, and that the petition be and it hereby is denied.

1001-27-S.

PETITIONER—Stephen H. Jackson, executor for Estate of Peter A. Jackson, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—154 East 23rd street, Manhattan.

APPEARANCES—

For Petitioner: Joseph Fox.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1001-27-S)

WHEREAS, Stephen H. Jackson, executor for owner, filed, September 12, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 154 East 23rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 25, 1926, reads:

"Order No. 93306-LD:

"1. Provide safe and unobstructed egress from the lower termination of fire-escape at south side of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, seven stories in height, 25 ft. by 93 ft. 9 in. in area at first story and 25 ft. by 88 ft. 9 in. in area above; OCCUPIED as a tenant factory, not more than ten persons on any story; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the second story, with EGRESS from the termination of the fire escape by means of iron stairs leading to yard of adjoining premises at south; ROOFS of adjoining buildings: 8 ft. lower at west; and

WHEREAS, the petitioner claims that egress from termination of rear fire escapes may be had through unlocked gate in fence at rear, to yard adjoining at south, thence through open passageway of brick building to 22nd street; also, that there is an iron ladder connecting the main roof to roof adjoining at west.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the rear fire escape, on condition that an opening not less than 3 ft. in width, unlocked, shall be maintained from the rear

MINUTES

of the yard of these premises to the yard of the premises directly in the rear on East 22nd street, with egress through apartment house to the street; that the owner shall file with the fire department the consent of the adjoining owners at the rear for such egress; that the occupancy shall not exceed the legal capacity of the interior stairs, and this variation is granted so long as conditions as to occupancy and use remain substantially unchanged.

699-27-S.

PETITIONER—Turner Construction Company, for Hudson Charlton Corp., owner.

SUBJECT—Application for reopening—reconsideration—re variation of the labor law as cited in a decision of superintendent of buildings.

PREMISES AFFECTED—333-339 Hudson street and 94-96 Charlton street, Manhattan.

APPEARANCES—

For Petitioner: R. W. Boyd.

ACTION OF BOARD—Petition reopened and granted.

THE VOTE TO REOPEN AND GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(699-27-S)

WHEREAS, Turner Construction Co., for the Hudson Charlton Corp., owner, filed, June 17, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 333-339 Hudson street and 94-96 Charlton street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated May 6, 1927, reads:

"Your Building Notice of January 25, 1927, referring to premises 94-96 Charlton St., 333-9 Hudson Street, has been received. The proposed work is disapproved.

"Area of plate glass exceeds 720 sq. in. Must conform to Rule 503 of Industrial Code."

and

WHEREAS, the building is reinforced concrete fireproof construction, ten stories in height, 100.62 ft. by 99.62 ft. and 100.10 ft.; OCCUPIED: basement, storage, 3 persons; 1st story, stores and shipping, 30 persons; 2nd story, sales room for floor covering, 60 persons; 3rd to 8th stories, printers, 35 persons; 9th story, printers and radio, 35 persons; 10th story, fountain pen manufacturing, 100 persons; EQUIPPED with a sprinkler system and a fire alarm signal system and two standard means of exit; and

WHEREAS, the area of the glass in the street front show windows on Hudson street, south of the main entrance, is in excess of the requirements of the labor law; the two end units of the southerly window having an area of 2,500 sq. in. and the centre unit 2,700 sq. in.; the window to the north has two units of 2,800 sq. in. each; and

WHEREAS, this petition was denied by the board October 11, 1927, and reopened by vote of the board.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the store front, first story, south of the main entrance, on condition that the openings shall be equipped with approved metal frames and glazed with one-quarter-inch polished plate glass.

1104-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Estate of Samuel A. French, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—7 West 31st street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(1104-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Estate of Samuel A. French, owner, filed a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 7 West 31st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 13, 1927 (Order No. 20656-LD), reads:

"1. Arrange the fire escape at rear of building so that same will conform to Section 271 and 274 of the Labor Law.

"Defects noted are as follows:

"Windows and doors opening on course of fire escape not self-closing and in bad repair. Fire escape needs painting. No stairway from top balcony to roof. No safe egress from termination of fire escape to street."

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 95 ft. 9 in. at first story, 25 ft. by 88 ft. 9 in. at second story and 25 ft. by 57 ft. in area above. OCCUPIED: 1st story, restaurant; 2nd story, vacant; 3rd story, dressmaking, 15 persons; 4th story, manufacture of cloaks, 7 persons; 5th story, vacant; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in wood lath and plaster partitions with wooden doors at openings; a fire escape on the rear of the building having fireproof openings along the course thereof, extending from the main roof to roof of second story, rear extension, from extension roof to balcony at rear of second story, and iron stairs to platform over rear area, with EGRESS from the termination of the fire escape by means of rear fire escape of building adjoining at east and to yard at north; ROOFS of adjoining buildings: two stories higher at west; five stories higher at east; and

WHEREAS, the petitioner claims, as to Item 1, that all defects will be complied with except the egress from termination of fire escapes to street, which may be had by means of platform over rear areaway connecting with fire escape on rear of building adjoining at east; furthermore the platform is also level with the yard adjoining at north which provides another means of egress through the open yard and premises at north.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects egress from the termination of the fire escape, on condition that the lower stairs shall be connected to iron balcony of the adjoining premises to the east, first story, with egress therefrom through open yard at the rear of adjoining premises to the building directly to the rear on West 32nd street; that the occupancy shall not exceed twenty-five persons above the second story, and this variation is granted so long as conditions otherwise remain substantially unchanged.

1036-27-S.

PETITIONER—George Martin, for Buick Motor Company, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

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PREMISES AFFECTED—208-212 West 76th street, Manhattan.

APPEARANCES—

For Petitioner: George V. Martin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1036-27-S)

WHEREAS, George Martin, for Buick Motor Co., lessee, filed, September 22, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 208-212 West 76th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 14, 1927 (Order No. 16889-LD), reads:

"2. Provide an additional means of exit from the cellar preferably at front of building as per Section 271 of the Labor Law.

"3. Provide egress to the street from the interior stairway at east side of building, 1st story, by means of a passageway enclosed in fire resisting material, as per Section 271 of the Labor Law."

and WHEREAS, the building is non-fireproof, six stories in height, 70 ft. by 90 ft. in area; OCCUPIED: cellar, storage; 1st story, showroom office, 7 persons; 2nd story, automobile repair shop office, 8 persons; 3rd story, automobile repair, 4 persons; 4th story, automobile repair, 7 persons; 5th story, automobile repair shop, 4 persons; 6th story, automobile repair shop, 2 persons; the means of EGRESS consisting of an interior stairway, at the east side of building, extending from the cellar to the roof, enclosed in fire-retarding partitions with fireproof, self-closing doors at the openings; an interior stairway, at the west side of the building, extending from the first story to top story, with scuttle and ladder to the roof, enclosed in fire-retarding partitions of the box type; egress at the foot of the stairs being directly into the open loft in the first story; egress from the loft by two large doors to 76th street and a doorway at the rear leading to yard; a fire escape on the front of the building, which, it is proposed, to reconstruct in conformity with the requirements of the labor law; means of exit from the cellar consisting of a stair at the rear to the first story and two doors openings into an area at the front of the building with egress from the area by iron ladder to the street level; and

WHEREAS, petitioner requests the acceptance of the means of egress from the cellar and the acceptance of the egress in the first story contending that the erection of a passageway on the first story from the termination of the stairway would be a hardship as it would interfere with the carrying on of the business and render the east portion of the first floor useless.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Item No. 2, on condition that a rigidly fixed iron ladder shall be provided at the front area to the street, and granted, as to Item No. 3, only so far as it affects the egress from the termination of the interior stairway, on condition that there shall be no other unprotected vertical opening on the first story; that an open, unobstructed passageway, not less than 10 ft. in width, shall be maintained from termination of stairway to the street.

1108-27-S.

PETITIONER—James W. Byrnes, for J. Mendelson, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—47-51 Pike street, Manhattan.

APPEARANCES—

For Petitioner: James W. Byrnes.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(1108-27-S)

WHEREAS, James W. Byrnes, for J. Mendelson, owner, filed, October 13, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 47-49-51 Pike street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 18, 1927, reads:

"1. Enclose the interior stairway at center of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the cellar to 3 feet above the roof, constructed as per Sec. 271 of the Labor Law or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law.

"2. Arrange the fire escape at the front of building so that the same will conform to Sec. 271 of the Labor Law and the Rules of the Board of Standards and Appeals, adopted Feb. 23, 1927. Defects noted are as follows: (1) No fire door 2' x 6' at 7th story. (2) Windows and doors not self-closing and wire glass broken. (3) Fire escapes need painting. (4) No steps to sill provided.

"3. Arrange the fire escape at westerly end of rear wall of building so that same will conform to Sec. 271 of the Labor Law and the rules of the Board of Standards and Appeals adopted Feb. 23, 1927. Defects noted are as follows: (1) Windows on course not fireproof, self-closing. (2) No steps to sills. (3) Not screened to a height of 4' by 6'. (4) No fire doors 2' x 6' opening to balcony. (5) No stairway from lowest balcony. (6) No safe egress from termination of fire escape to street.

"4. Extend the interior stairway to the roof, as per Sec. 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, seven stories in height, 62 ft. 9 in. by 51 ft. 1 in. and 86 ft. 1 in. (irregular in area); OCCUPIED for sorting rags and manufacture of clothes, not more than 20 persons on any story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an interior iron stairway, extending from the first story to top story, enclosed in wood stud lath covered with sheet metal partitions, with metal-covered doors at openings; two substandard fire escapes, one in south yard court and one in north yard court; a fire escape on the front of the building, having fireproof openings along the course thereof, except the top story, extending from the top story to second story and counterbalanced stairs to sidewalk; ROOFS of adjoining buildings: same level at south; 10 ft. lower at north; and

WHEREAS, the petitioner proposes, as to Item 1, to repair the defective metal covering on stair hall enclosure and paint the same; as to Item 2, to make repairs required by order affecting all stories except the top story; as to Item 3, to provide a sliding drop ladder in guides leading to yard adjoining at north where there is an open passageway 2 ft. 7 in. in width leading to Pike street; furthermore, the petitioner contends that the exits are adequate.

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Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item No. 1, *on condition* that the variation as granted by the board affecting the same matter under Cal. No. 26-16-S shall be complied with and maintained; *granted*, as to Item No. 2, only so far as it affects the plain glass windows on the top story, and *granted*, as to Item No. 3, only so far as it affects the egress from the termination of the fire escape, on condition that the passageway not less than 2 ft. 7 in. in width leading directly to Pike street from the termination of the fire escape shall be maintained opened and unobstructed, and *granted*, as to Item No. 4, ratifying the action of the board of review, dated November 20, 1919, *on condition* that the stipulations of said resolution shall be complied with, and this variation is granted only so long as conditions as to occupancy and use remain unchanged.

769-27-S.

PETITIONER—Rees & Rees, owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—232-236 East 40th street, Manhattan.

APPEARANCES—

For Petitioner: William H. Hicken.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(769-27-S)

WHEREAS, Rees & Rees, owners, filed, July 1, 1927, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 232-236 East 40th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 28, 1926 (Order No. 2923-LD), reads:

"1. Enclose the interior stairway at east side of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the cellar to 3 feet above the roof, constructed as per Section 271 of the Labor Law or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law.

"2. Extend the interior stairway at the east side of building to the roof, as per Sec. 271 of the Labor Law.

"3. Enclose in fire resisting material the interior stairway at west side of building from 6th story to roof and provide an enclosed passage from this stairway to the main exit stairway as per Sec. 271 of the Labor Law.

"4. Enclose the interior stairway at west side of building in cellar serving as a required means of exit in partitions of fire resisting material as per Sec. 271 of the Labor Law."

and

WHEREAS, the order of the fire commissioner, dated October 28, 1926 (Order No. 2924-LD), reads:

"3. Remove all signs and red lights from over standard fire escapes east and west sides on all stories, as per rule 3, of the Board of Standards and Appeals, adopted May 9, 1924."

and

WHEREAS, the order of the fire commissioner, dated October 28, 1926 (Order No. 2925-LD), reads:

"1. Arrange iron bars on windows on east, west and south sides of cellar and 1st story, so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Sec. 272 of the Labor Law."

and

WHEREAS, the order of the fire commissioner, dated October 28, 1926 (Order No. 2926-LD), reads:

"1. Arrange main entrance door 1st story to be unlocked, so as to be opened from outside, as per Sec. 272 of the Labor Law."

and

WHEREAS, the building is non-fireproof, two, four and six stories in height, 56 ft. 8 in. by 139 ft. 9 in. in area at first story; OCCUPIED: cellar, engine room and dye house, 10 persons; 1st story, wet wash room, 10 persons; 2nd story office and stock room, 30 persons; 3rd story, curtain framing, 30 persons; 4th story, curtain finishing, 40 persons; 5th story, blanket finishing, 10 persons; 6th story, garment finishing, 65 persons; EQUIPPED with a fire alarm signal system; EXITS: an open interior wooden stairway at front east side, extending from first story to fourth story; two interior wooden stairways, extending from the cellar and from first story to top story, enclosed in hollow tile partitions with fireproof doors at openings; two fire escapes, one on the east side and one on the west side of the building having fireproof openings along the course thereof, extending from the ground to the roof, with EGRESS from the termination of the fire escape to adjoining yards at east and west; ROOFS of adjoining buildings: same level at east and west; and

WHEREAS, the petitioner claims, as to Order No. 2923-LD, Items 1 and 2, that the stairways were acceptable to the labor department on February 25, 1915; as to Item 3 of the same order, that a similar order was rescinded by the fire department on February 1, 1919; as to Item 4, of the same order, that this item will be complied with in manner as may be designated; as to Order No. 2924-LD, Item 3, that the two fire escapes affected, one on each side of the building, are structurally strong and may be safely used in case of fire; as to Order No. 2925-LD, that there are eight windows on the east side, nine windows on the south side, thirteen windows on the west side of the first story which are barred; that there are eight windows on the west side, nine windows on the south side and ten windows on the west side of cellar which are barred; that the goods handled on these stories are of considerable value and the windows are barred to prevent burglaries; as to Order No. 2926-LD, that the main entrance door has been provided with a wire glass panel and a panic lock; furthermore, the petitioner contends that the exits are adequate.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Items No. 1 and 2, of Order No. 2923-LD, *on condition* that the stairway shall be enclosed with fire-resisting material that egress from the termination through 3 ft. open, unobstructed passageway shall be provided at the first story easterly side, through "office space" to the street; all door on line of travel to open out; as to Item 3, of Order No. 2923-LD, the petition be and it hereby is *granted on condition* that this interior stairway at west side of building shall be boxed in fire-resisting material on the top story, with a fireproof door at foot of stairs; as to Item 4, of Order No. 2923-LD, the petition be and it hereby is *denied*; as to Item 3, of Order No. 2924-LD, Item 1, of Order No. 2925-LD, and Item 1, of Order No. 2926-LD, the petition be and it hereby is *denied*.

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RULES

639-27-SR.

PETITIONER—F. C. Schmitz.

SUBJECT—Amendments to rules for testing combustibility of fireproof wood.

APPEARANCES—

For Petitioner: Frederick R. Ryan, F. C. Schmitz, Rudolph P. Miller, E. F. Hartman, F. S. Bosworth and B. Motler.

ACTION OF BOARD—Amendment granted as to the reduction of temperature for evaporation from 190 degrees to 140 degrees. Amendment as to testing samples at factory denied. See page 325.

THE VOTE ON REDUCTION AND FIXING OF TEMPERATURE FOR OVEN DRYING—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative: Chief Kenlon..... 1
Absent 0

THE VOTE FOR APPROVAL OF SAMPLES AT THE FACTORY—

Affirmative 0
Negative: Chairman Walsh, Commissioners Con-
nell, Holland and Guilfoyle and Chief
Kenlon 5
Absent 0

Adjourned 2.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY AFTERNOON, MARCH 16, 1928

Present: Chairman Walsh, Commissioners Connell, Hol-
land and Guilfoyle and Chief Kenlon.

RULES

281-22-SR.

PETITIONER—New York Board of Underwriters.

SUBJECT—Amendments to standpipe rules.

APPEARANCES—

For Petitioner: Mr. Hernon, F. W. Conran and
Mr. Hines.

For Administration: Inspector Maher of fire de-
partment.

ACTION OF BOARD—Public hearing closed; amended
rules to be printed.

Adjourned 5.15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 20, 1928

Present: Chairman Walsh, Commissioners Connell, Hol-
land and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board held
on Tuesday morning, March 13, 1928, and the minutes of
the regular meeting of the board held on Tuesday after-
noon, March 13, 1928, were approved as printed in the
Bulletin, No. 12, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS
1089-27-A.

APPELLANT—Van Sinderen Lindsley, for Ocean Acci-
dent & Guarantee Corp., Ltd., lessee.

SUBJECT—Appeal from order of the superintendent of
buildings.

PREMISES AFFECTED—1 Park avenue, Manhattan.

APPEARANCES—

For Appellant: Van Sinderen Lindsley and Donald
A. Laird.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Absent 0

THE RESOLUTION—

(1089-27-A)

WHEREAS, Van Sinderen Lindsley, for lessee of twelfth
floor, filed, October 7, 1927, an appeal from a decision of
the superintendent of buildings, affecting premises 1 Park
avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings,
dated September 17, 1927 (Violation Order No. 4186),
reads:

" * * * in that of covering the ceiling of portions of
the 12th floor of building with combustible material
contrary to law.

"You are hereby directed to remove all combustible
material from said ceiling in accordance with the law.

"You are hereby directed to remove the above violation
forthwith.";

and

WHEREAS, the building is fireproof, eighteen stories (231
ft.) in height, 197½ ft. by 205 ft. in area; OCCUPIED:
1st story, stores, with offices above, approximately 100 per-
sons per story; and

WHEREAS, there are two rooms on the 12th floor, 20 ft.
by 48 ft., the ceilings and walls of which have been covered
with Acoustic Celotex, the total area of the ceiling being
more than 480 sq. ft., walls, 1,360 sq. ft.; the amount of
Celotex applied being 416 sq. ft.; and

WHEREAS, appellant contends that the Acoustic Celotex
covering is attached to the finished ceiling and partition;
that the requirements of section 356 of the building code is
to prohibit only the use of non-fireproof material in the
ceiling or partition structure, and as an integral part thereof,
that the use of Celotex as a ceiling cover and partition
cover is analagous to the use of linoleum, etc., on floors;
that the use of the material is simply for comfort, resulting
from its sound-absorbing qualities; and

WHEREAS, the applicant submitted to the board at the
hearing a slat of the actual material in this case, marked
"Exhibit A," which was offered for test as to combustibility
and inflammability; and

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WHEREAS, this sample was ignited by a match and burned freely and continued in flame and was returned to the appellant's attorney, who extinguished same, but the sample gave off a heavy pungent smoke, the odor of which still permeated the room for more than one hour after the demonstration; and

WHEREAS, the board holds that the installation of this material in buildings is a violation of section 356 of the building code and a dangerous fire and life hazard, and is specifically prohibited in section 356, subdivision 1, of the building code, to wit: "no woodwork or other combustible material shall be used in floors, ceilings, partitions, furrings, or other interior finish of fireproof buildings."

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the appeal be and it hereby is denied.

1088-27-A.

APPELLANT—Van Sinderen Lindsley, for Aeolian Hall School for Music Research, lessee.

SUBJECT—Appeal from order of the superintendent of buildings.

PREMISES AFFECTED—689-691 Fifth avenue and 1 East 54th street, Manhattan.

APPEARANCES—

For Appellant: Van Sinderen Lindsley.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1088-27-A)

WHEREAS, Van Sinderen Lindsley, for lessee of tenth floor, filed October 7, 1927, an appeal from a decision of the superintendent of buildings, affecting premises 689-691 Fifth avenue and 1 East 54th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated September 17, 1927 (re Viol. Order No. 4187), reads:

"You are hereby notified that the building situated on the whole of the lot on the east side of Fifth Ave., known as 689-691 Fifth Avenue, in the Borough of Manhattan, does not conform to Section 356 of the Building Code, in that of covering the ceiling of portions of the 10th floor of building with combustible material contrary to law;"

and

WHEREAS, the building is fireproof, fourteen stories in height, 50 ft. 6 in. by 125 ft. in area; OCCUPIED as an office building, with stores on the first floor, approximately 50 persons per story; and

WHEREAS, there are five rooms on the tenth floor, the ceilings and walls of which are covered with Acoustic Celotex applied to the finished plaster; and

WHEREAS, appellant contends that the Acoustic-Celotex covering is attached to the finished ceilings and partitions; that the requirements of section 356 of the building code is to prohibit only the use of non-fireproof material in the ceiling or partition structure and as an integral part thereof; that the use of Celotex is a ceiling cover and partition cover is analogous to the use of linoleum, etc., on floors; that the use of the material is simply for comfort resulting from its sound-absorbing qualities; and

WHEREAS, the appellant submitted to the board at the hearing a slab of the actual material in this case, marked "Exhibit A," which was offered for test as to combustibility and inflammability; and

WHEREAS, this sample was ignited by a match and burned freely and continued in flame and was returned to appellant's attorney, who extinguished same, but the sample still gave off a heavy, pungent smoke, the odor of which still

permeated the room for more than one hour after the demonstration; and

WHEREAS, the board holds that the installation of this material in buildings is a violation of section 356 of the building code and a dangerous fire and life hazard, and is specifically prohibited by section 356, subdivision 1, of the building code, to wit: "no woodwork or other combustible material shall be used on floors, ceilings, partitions, furrings, or other interior finish of fireproof buildings."

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the appeal be and it hereby is denied.

1087-27-A.

APPELLANT—Van Sinderen Lindsley, for Morris Plan Ins. Society, lessee.

SUBJECT—Appeal from order of the superintendent of buildings.

PREMISES AFFECTED—424-442 Lexington avenue, Manhattan.

APPEARANCES—

For Appellant: Van Sinderen Lindsley.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1087-27-A)

WHEREAS, Van Sinderen Lindsley, for lessee of twenty-fifth floor, filed, October 7, 1927, an appeal from a decision of the superintendent of buildings, affecting premises 424-442 Lexington avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated September 17, 1927 (Violation Order No. 4184-1927), reads:

" * * * in that of covering the ceiling and walls of portion of the 25th floor of building with combustible material contrary to law.

"You are hereby directed to remove all combustible material from said walls and ceiling.

"You are hereby directed to remove the above violation forthwith;"

and

WHEREAS, the building is fireproof, thirty-two stories (362½ ft.) in height, 248 ft. 8½ in. by 275 ft. in area; OCCUPIED: 1st story, stores; 2nd to 32nd stories, offices, approximately 285 persons per story; and

WHEREAS, there is located on the twenty-fifth floor a room 20 ft. by 15 ft. in area, where Acoustic Celotex has been fastened to the walls and ceiling and to the partitions, the Celotex being attached to the finished plaster by cement at the corners and by nailing to the plaster; and

WHEREAS, appellant contends that the Acoustic-Celotex covering is attached to the finished ceilings and partitions; that the requirements of section 356 of the building code is to prohibit only the use of non-fireproof material in the ceiling or partition structure and as an integral part thereof; that the use of Celotex as a ceiling cover and partition cover is analogous to the use of linoleum, etc., on floors; that the use of the material is simply for comfort resulting from its sound-absorbing qualities; and

WHEREAS, the appellant submitted to the board at the hearing a slab of the actual material in this case, marked "Exhibit A," which was offered for tests as to combustibility and inflammability; and

WHEREAS, this sample was ignited by a match and burned freely and continued in flame and was returned to the appellant's attorney, who extinguished same, but the sample still gave off a heavy, pungent smoke, the odor of which still permeated the room for more than one hour after the demonstration; and

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WHEREAS, the board holds that the installation of this material in buildings is a violation of section 356 of the building code and a dangerous fire and life hazard, and is specifically prohibited by section 356, subdivision 1, of the building code, to wit: "no woodwork or other combustible material shall be used on floors, ceilings, partitions, furrings, or other interior finish of fireproof buildings."

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

1086-27-A.

APPELLANT—Van Sinderen Lindsley, for The Celotex Company, lessee.

SUBJECT—Appeal from order of the superintendent of buildings.

PREMISES AFFECTED—101 Park avenue, Manhattan.

APPEARANCES—

For Appellant: Van Sinderen Lindsley, W. M. Hardin and Roland W. Phillips.

ACTION OF BOARD—Appeal denied.

THE VOTE TO REVERSE ORDER OF SUPERINTENDENT OF BUILDINGS—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1086-27-A)

WHEREAS, Van Sinderen Lindsley, for lessee of seventh floor, filed, October 7, 1927, an appeal from an order of the superintendent of buildings, affecting premises 101 Park avenue, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated September 17, 1927 (Violation Order No. 4185-1927), reads:

"You are hereby notified that the building known as Number 101 Park Ave. in the Borough of Manhattan, in The City of New York, does not conform to section 356 of the Building Code in the respects noted below:

"In that of covering the ceiling and walls of portions of the 7th floor of building with combustible material contrary to law.

"You are hereby directed to remove all combustible material from said ceiling and walls in accordance with law.";

and

WHEREAS, the building is fireproof, eighteen stories (220 ft.) in height, 98 ft. 9 in. by 151 ft. in area; OCCUPIED: 1st story, stores; upper stories, offices, approximately 90 persons per story; and

WHEREAS, there is located on the seventh story, northerly side of the building, a room 29 ft. 6 in. by 26 ft. 9½ in. in area, which has been divided into six small offices by partitions of wood stud covered with Celotex in one-half-inch and seven-sixteenth-inch thick sheets and partially covered with plaster; the ceiling of this entire room has also been covered with Celotex, and the Celotex is fastened to finished plaster by cement and brads; and

WHEREAS, appellant contends that the Acoustic-Celotex covering is attached to the finished ceilings and partitions; that the requirements of section 356 of the building code is to prohibit only the use of non-fireproof material in the ceiling or partition structure and as an integral part thereof; that the use of Celotex as a ceiling cover and partition cover is analogous to the use of linoleum, etc., on floors; that the use of the material is simply for comfort resulting

from its sound-absorbing qualities; that the room in question is used for the purpose of exhibiting several types of Celotex products to prospective customers and for exhibiting its use as a substitute for plaster walls in small frame houses; and

WHEREAS, the appellant submitted to the board at the hearing a slab of the actual material in this case, marked "Exhibit A," which was offered for test as to combustibility and inflammability; and

WHEREAS, this sample was ignited by a match and burned freely and continued in flame and was returned to the appellant's attorney, who extinguished same, but the sample still gave off a heavy, pungent smoke, the odor of which still permeated the room for more than one hour after the demonstration; and

WHEREAS, the board holds that the installation of this material in buildings is a violation of section 356 of the building code and a dangerous fire and life hazard, and is specifically prohibited by section 356 of the building code, to wit: "no woodwork or other combustible material shall be used on floors, ceilings, partitions, furrings, or other interior finish of fireproof buildings."

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

1113-27-A.

APPELLANT—Van Sinderen Lindsley, for L. Bamberger & Co., lessee.

SUBJECT—Appeal from order of the superintendent of buildings.

PREMISES AFFECTED—1440 Broadway, Manhattan.

APPEARANCES—

For Appellant: Van Sinderen Lindsley.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1113-27-A)

WHEREAS, Van Sinderen Lindsley, for L. Bamberger & Co., lessee, filed, October 14, 1927, an appeal from an order of the superintendent of buildings, affecting premises 1440 Broadway, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated September 9, 1927 (Violation Order No. 4076-1927), reads:

"In that of covering the walls and ceiling of a portion of the 25th floor with combustible material contrary to law.

"You are hereby directed to remove all combustible material from the walls and ceiling of the 25th floor, in accordance with the law.";

and

WHEREAS, the building is fireproof, twenty-five stories in height, 208 ft. by 128 ft. and 200 ft., irregular, in depth; OCCUPIED for office purposes, about 200 persons on each story; and

WHEREAS, the appellant has filed drawings showing three rooms on the twenty-fifth story, the ceilings and the upper half of the side walls covered with a composition consisting of cane fibre made into a pulp, and known as Acoustic-Celotex, which is cemented on the ceilings and walls for acoustic purposes; furthermore, the appellant contends that the intention of the law prohibits non-fireproof materials in the actual construction of the ceiling and walls and does not apply to furnishings applied to the surfaces of walls and ceilings which have been constructed of incombustible materials; and

WHEREAS, the appellant submitted to the board at the hearing a slab of the actual material in this case, marked

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"Exhibit A," which was offered for test as to combustibility and inflammability; and

WHEREAS, this sample was ignited by a match and burned freely and continued in flame and was returned to the appellant's attorney, who extinguished same, but the sample still gave off a heavy, pungent smoke, the odor of which still permeated the room for more than one hour after the demonstration; and

WHEREAS, the board holds that the installation of this material in buildings is a violation of section 356 of the building code and a dangerous fire and life hazard, and is specifically prohibited by section 356, subdivision 1, of the building code, to wit: "no woodwork or other combustible material shall be used in floors, ceilings, partitions, furrings, or other interior finish of fireproof buildings."

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the appeal be and it hereby is denied.

1043-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Sheffield Farms Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—1041-1053 Webster avenue, The Bronx.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1043-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Sheffield Farms Co., Inc., filed, September 23, 1927, an appeal from an order of the fire commissioner, affecting premises 1041-1053 Webster avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated April 26, 1927 (Order No. 18768-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the premises consist of two fireproof reinforced concrete buildings, the northerly building being five stories (81 ft. 4 in.) in height, 194 ft. by 100 ft. (approximately 19,400 sq. ft.) in area, and the southerly building being two stories (29 ft. 2 in.) in height, 139 ft. by 100 ft. (approximately 13,900 sq. ft.) in area; both buildings being connected by means of fireproof enclosed bridges leading from the second story of the five-story building to the second story of the two-story building and from the third story of the five-story building to the roof of the two-story building; OCCUPIED as a receiving, pasteurization and distributing station for milk, approximately 200 persons throughout the premises; and

WHEREAS, appellant contends that due to the nature of the business conducted most of the floors are continually wet; that the premises face on two street fronts and is open along the entire rear and that same is in continual operation; and

WHEREAS, the premises consist of two separate and distinct buildings of fireproof construction throughout; and

WHEREAS, the order is predicated on the area of the first and second stories of the southerly building and the first three stories of the northerly building in excess of 10,000 sq. ft.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the buildings shall not be increased in height, area or dimension, and granted only as long as the present use in single tenancy and operation and conduct of the business remains unchanged.

1059-27-A.

APPELLANT—Daniel McNamara, Jr., for the New York Quinine and Chemical Works, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—99-117 North 11th street, 124-142 North 12th street and 36-48 Berry street, Brooklyn.

APPEARANCES—

For Appellant: Daniel McNamara, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1059-27-A)

WHEREAS, Daniel McNamara, Jr., for The New York Quinine and Chemical Works, Inc., owner, filed, September 29, 1927, an appeal from an order of the fire commissioner, affecting premises 99-117 North Eleventh street, 124-142 North Twelfth street and 36-48 Berry street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 29, 1927 (Order No. 7866-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 225 ft. on North Eleventh street, 200 ft. on Berry street and 225 ft. on North Twelfth street, upon which is located a series of interconnected buildings as follows: a six-story (83 ft.) fireproof building (on North Eleventh street), 82 ft. 3 in. by 80 ft. 2 in. (approximately 6,500 sq. ft.) in area; a four-story (45 ft.) brick building (on North Eleventh street), 93 ft. by 58 ft. 4 in. (approximately 5,400 sq. ft.) in area; a two-story brick building (on North Eleventh Street), 49 ft. 8 in. by 40 ft. (approximately 1,900 sq. ft.) in area; a three-story brick building, 160 ft. by 29 ft. (approximately 4,600 sq. ft.) in area; a three-story brick building (on North Twelfth street), 55 ft. by 33 ft. (approximately 1,700 sq. ft.) in area; a two-story brick building (on West Twelfth street), 88 ft. 10 in. by 32 ft. (approximately 2,800 sq. ft.) in area; a three-story building (on Berry street), 39 ft. 9 in. by 32 ft. (approximately 1,200 sq. ft.) in area; a one-story brick buildings (on Berry street), 88 ft. 4 in. by 82 ft. 3 in. (approximately 7,200 sq. ft.) in area, a total area of approximately 31,300 sq. ft.; in the center of the open court there being a group of interconnected one and two-story brick buildings, 105 ft. by 56 ft. (approximately 5,800 sq. ft.) in area; OCCUPIED for the storage and manufacture of chemicals, approximately 125 persons in entire premises; and

WHEREAS, appellant contends that the entire premises are protected with a sprinkler system and proposes to subdivide

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the outer group of buildings into six separate units, the largest of which will be approximately 7,200 sq. ft., by providing automatic, self-closing fireproof sliding doors on both sides of the openings in the division walls between buildings 5-D and 4-D, 3-D and 1-A, 1-A and 20-A, 24-B and 22-C; and

WHEREAS, the order is based on the combined area of a group of buildings composed of five interconnecting structures and one independent freestanding building in the center of the interior yard or court of these premises.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the buildings on the street fronts shall be divided by fire walls into five sections, no single section exceeding 7,500 sq. ft. in area, and the independent structure in the center of the group making the sixth structure on the premises; that all horizontal openings between the five separate sections shall be provided with approved fire door equipment; that the entire premises shall be equipped throughout with an approved sprinkler system with central office connection; that the premises shall not be increased in height, area or dimension, and granted only as long as conditions as to occupancy and use remain substantially unchanged and the premises remain in single tenancy and operation.

BUILDING ZONE CASES

938-27-BZ.

APPLICANT—William Shary for Danclare Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—2388-2394 Ryer avenue, Bronx.

APPEARANCES—
For Applicant: Timothy J. Healy.
For Opposition: None.

ACTION OF BOARD—Laid over to March 27, 1928, at 2 p. m., on request of applicant's representative.

787-27-BZ.

APPLICANT—Philip J. Sinnott, substituted for Louis A. Sheinart for Edis Realty Co., Inc.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station (previously denied).

PREMISES AFFECTED—Northeast corner of Bay Ridge avenue and Shore road, Brooklyn.

APPEARANCES—
For Applicant: Philip J. Sinnott.
For Opposition: None.

ACTION OF BOARD—Laid over to March 27, 1928, at 2 p. m., for report from fire department as to legality of permit.

976-27-BZ.

APPLICANT—Philip J. Sinnott, for McMahon Brothers, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southwest corner of Queens boulevard and Devon place, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: Samuel Epstein.

ACTION OF BOARD—Laid over to March 27, 1928, at 2 p. m., to amend area affected.

1007-27-BZ.

APPLICANT—Gardiner Conroy, for Emma C. Rivers, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with store occupancy on the first story.

PREMISES AFFECTED—69-73 East 16th street and 1601-1611 Church avenue, northeast corner, Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Thomas F. Walsh, Harold A. Donegan and J. Stabile.

ACTION OF BOARD—Laid over to April 3, 1928, at 10 a. m., on request of applicant's representative.

10-28-BZ.

APPLICANT—Samuel Dickstein, for Louis Adler Realty Corp., owner.

SUBJECT—Application for early hearing—application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a 1½ times height district the erection of the street wall to a height in excess of that permitted by the zone resolution.

PREMISES AFFECTED—63-91 King street, 189-205 Varick street, 243-267 West Houston street and 366-384 Hudson street, Manhattan.

APPEARANCES—

For Applicant: John M. Montfort.

For Opposition: None.

ACTION OF BOARD—Request for early hearing granted.

THE VOTE TO GRANT EARLY HEARING—
Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

85-28-BZ.

APPLICANT—William F. Doyle, for Louis Security Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted by the zone resolution.

PREMISES AFFECTED—576-582 Eighth avenue, Manhattan.

APPEARANCES—

For Applicant: Monte London and J. W. Danahey.
For Opposition: None.

ACTION OF BOARD—Request for early hearing granted.

THE VOTE TO GRANT EARLY HEARING—
Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

952-27-BZ.

APPLICANT—Charles Martens, for Leah K. Kosower and Rosie Glickman, owners.

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SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1784-1786 81st street and 8102-8104 18th avenue, southwest corner, Brooklyn.

APPEARANCES—

For Applicant: Nathaniel Ellenbogen, Joseph S. Schwab and George E. Nostrand.

For Opposition: Samuel Beinhart.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(952-27-BZ)

WHEREAS, Charles Martens, for Lena K. Kosower and Rosie Glickman, owners, filed, August 26, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1784-1786 81st street and 8102-8104 18th avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 20, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 81st street is in a residence district, 18th avenue is in a business and residence district and 82nd street is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered August 4, 1927 (re Plan No. 1545-25), reads:

"1. A gasoline service station may not be permitted in a business district.";

and

WHEREAS, there is an existing one-story building 20 ft. by 35 ft. on the lot; it is proposed to bury two 550-gallon tanks and erect four pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 on the grounds of unnecessary hardship or practical difficulties.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

963-27-BZ.

APPLICANT—W. T. McCarthy, for James McLaren, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 7b of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building to be used for store purposes.

PREMISES AFFECTED—867 Union street, Brooklyn.

APPEARANCES—

For Applicant: W. T. McCarthy.

For Opposition: John D. Mason, Grace Byrne and Joseph Gomerger.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(963-27-BZ)

WHEREAS, W. T. McCarthy, for James McLaren, owner, filed, August 31, 1927, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of

a building to be used for store purposes; premises 867 Union street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 20, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Union street is in a residence district, Seventh avenue is in a business district and Berkley place is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 30, 1927 (re App. No. 10447-27), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3. The erection of a building to be used as a store partly in a residential district and partly in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 14 ft. 7 in. at front, 16 ft. at rear and a depth of 58 ft.; to be occupied for store purposes; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 7b.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

913-27-BZ.

APPLICANT—Charles Klenk, for Arthur Bucher, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of Fairview avenue and Forest avenue, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Charles Klenk.

For Opposition: None.

ACTION OF BOARD—Chairman read report of committee. Application denied.

THE VOTE TO ADOPT REPORT OF COMMITTEE:

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Absent 0

THE RESOLUTION—

(913-27-BZ)

WHEREAS, Charles Klenk, for Arthur Bucher, owner, filed, August 13, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline station; premises northwest corner of Fairview avenue and Forest avenue, Ridgewood, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 20, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Forest avenue is in a business district and Fairview avenue is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered July 21, 1927 (re Plan No. 1948-1927), reads:

"1. Erection of gasoline station is contrary to Zoning Resolution.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 38 ft. 1½ in. on Forest avenue, 42 ft. 6 in.

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on Fairview avenue and a depth of 26 ft. 9 $\frac{3}{8}$ in. at the rear, upon which it is proposed to erect a one-story accessory store, 8 ft. by 18 ft. in area, and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, applicant failed to substantiate the basis of his application under section 21, and a committee of the board visited the premises and recommended that the application be denied.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and that the application be and it hereby is denied.

980-27-BZ.

APPLICANT—Philip J. Sinnott, for Liberty Heights Realty Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Cooper avenue and Cypress avenue, Cypress Hills, Borough of Queens.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: Otto M. Gabler and Henry A. Giesler.

ACTION OF BOARD—Chairman read report of committee. Application denied.

THE VOTE TO ADOPT COMMITTEE'S REPORT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon 5

Absent 0

THE RESOLUTION—

(980-27-BZ)

WHEREAS, Philip J. Sinnott, for Liberty Heights Realty Co., Inc., owner, filed, September 7, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Cooper avenue and Cypress avenue, Cypress Hills, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 20, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cooper avenue (excepting cemetery which is in a residence district) is in a business district and Cypress avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 25, 1927 (re Plan No. N. B. 9321-27), reads:

"The erection of a gasoline station in a BUSINESS DISTRICT is contrary to the Zoning Resolution.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 77 ft. 3 in. on Cypress avenue and 90 ft. on Cooper avenue, upon which it is proposed to erect a small office and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, applicant failed to substantiate the basis of his application under section 21, and a committee of the board visited the premises and recommended that application be denied.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

1013-27-BZ.

APPLICANT—John F. Buchan, for Ralph Ferrara, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—8159-8167 Liberty avenue, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Ralph Ferrara.

For Opposition: None.

ACTION OF BOARD—Chairman read report of committee. Application denied.

THE VOTE TO ADOPT COMMITTEE'S REPORT—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Absent 0

THE RESOLUTION—

(1013-27-BZ)

WHEREAS, John F. Buchan, for Ralph Ferrara, owner, filed, September 16, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 8159-8167 Liberty avenue, Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 20, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Liberty avenue is in a residence and business district, Water street (102nd road) is in a residence and business district and 84th street is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered April 18, 1927 (re Plan No. 923-27), reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals.";

and

WHEREAS, it is proposed to erect an office, bury three 550-gallon storage tanks and erect seven pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, applicant failed to substantiate the basis of his application under section 21, and a committee of the board visited the premises and recommended that the application be denied.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and that the application be and it hereby is denied.

958-27-BZ.

APPLICANT—Henry J. Nurick, for Elias Burak, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, and also a gasoline service station.

PREMISES AFFECTED—509 Leonard street and 285-295 Driggs avenue, southwest corner, Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

MINUTES

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(958-27-BZ)

WHEREAS, Henry J. Nurick, for Elias Burak, owner, filed, August 27, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles and also a gasoline service station; premises 509 Leonard street and 285-295 Driggs avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 20, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Leonard street is in a business, residence and unrestricted district, Driggs avenue is in a business and residence district and Manhattan avenue is in a business and residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 15, 1927 (re Applic. No. 10617-27), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4(a), subdivisions 15 and 46.

"The erection of a garage for more than five motor vehicles and the installation of a gasoline service station in a business district."

and

WHEREAS, it is proposed to erect a large structure, bury four 550-gallon tanks and erect two pumps for the purpose of conducting a garage for more than five cars and also a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7, subdivision e, and that this board did grant a permit for a garage on this same street front under this same rule of exception and that applicant was entitled to relief under section 21 in view of the contiguous and abutting non-conforming uses.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed a height of one story above grade; that the roof shall be of flat design and construction; that the westerly and southerly gable walls shall be unpierced throughout their entire height and length; that the vehicular entrance shall be limited to the Leonard street front; that there shall be no doorway on the Driggs avenue front exceeding a width of 3 ft. 8 in.; that the elevations on the street fronts shall be finished with face brick with architectural terra cotta or stone trimmings substantially in accordance with plans and elevations filed in this application; that there shall be no advertising or signs displayed other than one projecting electric sign, indicating the name and title of business conducted on the premises, and that any permits required shall be obtained within six months and all work involved shall be completed within one year from the date of this action.

962-27-BZ.

APPLICANT—Charles E. Heydt, for 739 West End Avenue Corporation, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection of a one story extension, also the alteration and change of the cellar living apartment for store purposes.

PREMISES AFFECTED—739 West End avenue and 301 West 96th street, northwest corner, Manhattan.

APPEARANCES—

For Applicant: Charles E. Heydt.

For Opposition: Ruth Ranson, David D. Sierson, B. George Levine and J. M. Mandell.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(962-27-BZ)

WHEREAS, Charles E. Heydt, for 739 West End Avenue Corp., owner, filed, August 30, 1927, an application, under the building zone resolution, to permit in a residence district the erection of a one-story extension, also the alteration and change of the cellar living apartment for store purposes; premises 739 West End avenue and 301 West 96th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 20, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West End avenue is in a residence district, West 96th street is in a business district and West 97th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 4, 1927 (re Applic. No. 112-27), reads:

"3. Proposed alteration is contrary to the provisions of Section 6 of the Zoning Resolution."

and

WHEREAS, the existing building is of non-fireproof construction, five stories in height, with a frontage of 25 ft. 2 in. and a depth of 95 ft.; occupied as store and apartments; it is proposed to alter the existing apartment house by removing the cellar living apartment and constructing three stores in its place, also to erect a one-story extension for store purposes within a residence district; and

WHEREAS, there exists on these premises prior to and continuously since the adoption of the building zone resolution, July 25, 1916, a business use in the first story in the conduct of a retail mercantile shop; and

WHEREAS, it is proposed to further extend under the rules of exception, section 7, subdivision a, the existing business use in the basement story of this building.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the area of the existing business use on the first story shall not be extended and that extension of the business use on these premises shall be restricted to that of the basement story below sidewalk grade for the use and conduct of retail mercantile shops; that any advertising signs or display shall be restricted to flat wall signs, and that all permits required shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

60-25-BZ.

APPLICANT—Benenson Realty Co., owner.

SUBJECT—Application for reopening—extension of time to obtain permits and complete work—re application (decision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles

PREMISES AFFECTED—2115-37 Webster avenue, The Bronx.

MINUTES

APPEARANCES—

For Applicant: William F. Doyle.
For Opposition: None.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

((60-25-BZ))

WHEREAS, Edward Hoffman, for Benenson Realty Co., owner, filed, January 15, 1925, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2115-2137 Webster avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, June 9, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Webster avenue and Folin street are in business districts and Tiebout avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 5, 1925, in acting on N. B. Application No. 3148-24, reads:

"Erection of proposed garage for storage of more than 5 motor vehicles in business district is contrary to provisions of the Building Zone Resolution."; and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 200 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, there was no opposition to the granting of this application on the part of adjoining property owners and there is a letter on file from the bureau of buildings supporting the basis of appeal under section 7e of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, June 9, 1925, on certain conditions, and applicant requested a modification of the time limit and an extension of time, which request was granted by the board at its meeting, October 19, 1926, and applicant now requests a further extension of time.

Resolved, that the board of appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be erected fireproof, not to exceed two (2) stories in height above grade; that the roof shall be of flat design and construction; the first story of the building to be not more than 50 ft. deep and the second story 100 ft. in depth; the rear and gable walls shall be unpierced throughout their entire height and length, other than two exits on open court within the property of the premises; that the skylights installed shall not be within 20 ft. of the gable wall, to be glazed with plain glass, equipped with wire guards above and below; the front elevation shall be finished in face brick with architectural terra cotta and stone trimmings of panel design, no roof signs to be erected or maintained, and that there shall be no advertising display on the front of the building other than one electric sign indicating the title of the garage;

Resolved, further, all permits necessary for the prosecution of the work shall be obtained within six months and the building completed within one year from March 20, 1928.

APPROVAL OF PLANS

1026-27-BZ.

APPLICANT—William F. Doyle, for Maskell F. Lamb, owner.

SUBJECT—Application for approval of plans in accordance with resolution adopted by the board under date of December 6, 1927.

PREMISES AFFECTED—West side of Lefferts avenue, 400 feet south of 103rd avenue, Richmond Hill, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Engineer's report adopted and plans approved as being in compliance with resolution.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

Adjourned 2.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 20, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon, with Deputy Chief Martin substituting.

PETITIONS FOR VARIATIONS

609-27-S.

PETITIONER—Detroit Cadillac Motor Car Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—243-249 West 67th street, Manhattan.

APPEARANCES—

For Petitioner: Richard L. Deely.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 10, 1928, at 2 p. m., on request of petitioner's representative. Final disposition.

1132-27-S.

PETITIONER—Crocker Natl. Fire Prev. Eng. Co., for 578 Madison Avenue Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—578 Madison avenue and 24-26 East 57th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 3, 1928, at 2 p. m., on request of petitioner's representative.

MINUTES

1114-27-S.

PETITIONER—William F. Doyle, for Henry Russell, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—810 Broadway, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 17, 1928, at 2 p. m., on request of petitioner.

990-27-S.

PETITIONER—Harry Rubin, for Rubin and Filippo, lessees.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (12th floor), Manhattan.

APPEARANCES—

For Petitioner: Ephraim Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 3, 1928, at 2 p. m., on request of petitioner's representative. Final disposition.

991-27-S.

PETITIONER—Isidore Ash, Inc., lessee.

SUBJECT—Variation of the labor law as cited in decision of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (9th floor, front), Manhattan.

APPEARANCES—

For Petitioner: Ephraim Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 3, 1928, at 2 p. m., on request of petitioner's representative for final disposition.

992-27-S.

PETITIONER—Hoffman, Friedman & Mandel, for Joe Rosenthal & Co., lessee.

SUBJECT—Variation of the labor law as cited in decision of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (7th floor), Manhattan.

APPEARANCES—

For Petitioner: Ephraim Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 3, 1928, at 2 p. m., on request of petitioner's representative for final disposition.

993-27-S.

PETITIONER—Jos. Greenberg Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in decision of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (5th floor), Manhattan.

APPEARANCES—

For Petitioner: Ephraim Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 3, 1928, at 2 p. m., on request of petitioner's representative for final disposition.

994-27-S.

PETITIONER—Simon Costume & Dress Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (8th floor), Manhattan.

APPEARANCES—

For Petitioner: Ephraim Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition laid over to April 3, 1928, at 2 p. m., on request of petitioner's representative, for final disposition.

995-27-S.

PETITIONER—Max Sadowsky, for Sadowsky Costume Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (15th floor), Manhattan.

APPEARANCES—

For Petitioner: Ephraim Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 3, 1928, at 2 p. m., on request of petitioner's representative, for final disposition.

996-27-S.

PETITIONER—Harry J. Kane, lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (4th floor, front), Manhattan.

APPEARANCES—

For Petitioner: Ephraim Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 3, 1928, at 2 p. m., on request of petitioner's representative.

998-27-S.

PETITIONER—Sam Zahn, lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (3rd floor), Manhattan.

APPEARANCES—

For Petitioner: Ephraim Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 3, 1928, at 2 p. m., on request of petitioner's representative.

999-27-S.

PETITIONER—Eli Lahm, for Lahm & Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (6th floor), Manhattan.

APPEARANCES—

For Petitioner: Ephraim Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 3, 1928, at 2 p. m., on request of petitioner's representative.

851-27-S.

PETITIONER—Geo. M. Wood, for Anne E. Carroll, owner.

SUBJECT—Application for reopening—consideration, having been previously dismissed for lack of prosecution—re variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—161-5 Perry street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

MINUTES

ACTION OF BOARD—Petition reopened and set for final hearing April 17, 1928, at 2 p. m.
THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

1153-27-S.
PETITIONER—Charles Tolleris, for Durable Petticoat Company, lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—38-44 East 30th street (2nd story), Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

1138-27-S.
PETITIONER—Henry I. Oser, for Lafayette Walker Corp., lessee.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—99-101 Walker street and 101-105 Lafayette street, Manhattan.

APPEARANCES—

For Petitioner: J. Lewis.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh and Commissioner Holland 2
Negative: Commissioners Connell and Guilfoyle and Deputy Chief Martin..... 3
Absent 0

THE RESOLUTION—

(1138-27-S)

WHEREAS, Henry I. Oser, for Lafayette Walker Corp., lessee, filed, October 24, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 99-101 Walker street and 101-105 Lafayette street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated October 19, 1927 (N. B. App. No. 500-1926), reads:

"20. All windows in this building must comply with Labor Law, Sec. 264, and the Industrial Code."

and
WHEREAS, the building is fireproof, fourteen stories in height, having a frontage of 56 ft. 3¼ in. on Walker street and 62 ft. 10¼ in. on Lafayette street; OCCUPIED: 1st story, stores; upper stories, tenant factories, 60 persons per story; EQUIPPED with a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings in both street walls of the building on the first, second and third stories, glazed with ¼-in. plate glass; the maximum area of the glass on the first story being 108 in. by 252 in., and on the second and third stories being 50 in. by 54 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the lowest three stories.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the petition be and it hereby is *denied*.

964-27-S.

PETITIONER—Goldfarb & Brandes, for Delsanders, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of superintendent of buildings.

PREMISES AFFECTED—14-16 East 38th street (5th floor), Manhattan.

APPEARANCES—

For Petitioner: Morris Goldfarb.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(964-27-S)

WHEREAS, Goldfarb & Brandes, for Delsanders, Inc., lessee, filed, August 31, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the superintendent of buildings, affecting premises 14-16 East 38th street, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated August 12, 1927 (Violation 1015-1927, re fifth story), reads:

"Answering your letter of July 19, 1927, we beg to state that the partitions in question are contrary to Section 264 of the Labor Law which section requires that all partitions in factory buildings of fireproof material where the building is of fireproof construction;"

and

WHEREAS, the building is fireproof, fourteen stories in height, 50 ft. by 98 ft. 9 in. in area at first story and 50 ft. by 88 ft. 9 in. in area above; OCCUPIED: 1st story, stores, 10 persons; upper stories, 25 per cent manufacturing, 70 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: a fire tower; an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims that all of the wood partitions and shelving on the fifth story have been removed and replaced with steel shelving and steel partitions; furthermore, the petitioner contends that this petition is made only for the purpose of maintaining a few wood doors and trim on the plaster partition leading to showroom on the fifth story.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the three openings in the partition at the front of the building, indicated as showroom on the fifth floor plan filed with this appeal and the two-door opening of decorative treatment opening from the showroom to shipping room, marked "D," and one door between showroom and elevator lobby, *on condition* that any other opening between this showroom shall be equipped with a door of same or similar type, and that the order shall be complied with in all other respects.

1130-27-S.

PETITIONER—John A. Larkin and Edward L. Larkin, for Edwin W. Sonner, owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—13-15 West 20th street (4th, 5th, 6th, 7th and 9th floors), Manhattan.

APPEARANCES—

For Petitioner: H. George Carroll, Edward L. Larkin, Samuel Berger and Abraham Feiring.

MINUTES

ACTION OF BOARD—Petition denied.
THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1130-27-S)

WHEREAS, John A. and Edward L. Larkin, for Edwin W. Sonner, owner, filed, October 22, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 13 and 15 West 20th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated May 8, 1926 (re Viol. Order No. 4625), reads:

"In that of having erected partitions of combustible materials on the cellar, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th and 9th floors of the building, contrary to the Labor Law.

"You are hereby directed to remove all partitions of combustible materials forthwith and construct any required partitions of incombustible materials.";

and

WHEREAS, the building is fireproof, nine stories in height, 56 ft. by 87 ft. in area at first story; OCCUPIED: 1st story, stores, 10 persons; 2nd and 3rd stories, vacant; 4th story, manufacture of electric fixtures, 11 persons; 5th story, winding silk on spools, 27 persons; 6th story, manufacture of pocketbooks, 15 persons; 7th story, winding silk on spools, 12 persons; 8th story, vacant; 9th story, manufacture of picture frames, 24 persons; EQUIPPED with a sprinkler system; EXITS: two interior metal and slate stairways, extending from the first story to top story (the westerly stairs extend to roof), enclosed in terra cotta partitions with metal-covered doors at openings; a fire escape on the rear of the building having fireproof openings along the course thereof, extending from the first story to the top story; and

WHEREAS, the petitioner claims that all wooden partitions have been removed from the basement, first, second, third and eighth stories; that the wooden partitions on all other stories will have upper portions glazed with thin glass not less than 18 in. below sprinkler line; that all exit doors leading from workrooms to exit halls will be not less than 36 in. in width and shall be provided with red light exit signs 8 in. in height.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the petition be and it hereby is *denied*.

1035-27-S.

PETITIONER—Empire Fireproof Door Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—431-433 Southern boulevard, The Bronx.

APPEARANCES—

For Petitioner: Morris Fine.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(1035-27-S)

WHEREAS, Empire Fireproof Door Co., lessee, filed, September 21, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the

fire commissioner, affecting premises 431-433 Southern boulevard, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated August 31, 1927 (Order No. 75787-LD), reads:

"A search of our records indicates the following order pending against the above premises:

"Order No. 75787-LD (issued April 20, 1925):

"1. Replace present stairs located at north side of building serving as a required means of exit, with stairs built of incombustible material, as per Sec. 270 of the Labor Law.

"2. Enclose the interior stairway at north side of building serving as a required means of exit and the landings, platforms and passageways connected therewith on all sides with partitions of approved fireproof material, extending continuously from the lowest point stairway extends to three feet above the roof, constructed as per Sec. 270 of the Labor Law, or carry out a proper alternative method of complying with the requirements of Sec. 270 of the Labor Law.

"3. Provide an additional required means of exit from the 2nd story of the building, remote from the existing stairway, preferably located at the south side of the building, in accordance with the requirements of Sec. 270 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, one story, basement and pent house (25 ft. above grade) in height, 50 ft. by 100 ft. in area; OCCUPIED: basement, manufacture of fireproof doors, 8 persons; 1st story, manufacture of fireproof doors, 20 persons; pent house, office, 5 persons; EXITS: an interior wooden stairway, extending from the first story to pent house story, enclosed in wire lath and cement mortar partitions with wood doors at openings; there being openings on the basement and first stories leading to the building to the north which is under the same ownership; ROOFS of adjoining buildings: to north, 1 ft. lower; to south, 5 ft. lower; and

WHEREAS, petitioner requests the acceptance of the existing means of egress.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Items 1 and 2, *on condition* that the stairs from the sidewalk level to the floor level of the pent house story shall be enclosed in fireproof material; *granted*, as to Item 3, *on condition* that a doorway shall be provided, opening to the roof of the adjoining premises to the north in the same ownership, from the stair platform of pent house story, with egress from the said adjoining roof by means of stairs down through the adjoining buildings and also over adjoining roofs to the west; that the horizontal exits in the fire, dividing wall between the two buildings shall be equipped with approved fire doors, so long as the use and occupancy remain in single tenancy and operation and that the building shall be not increased in height or area.

989-27-S.

PETITIONER—Broadway and 38th Street, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1385-1391 Broadway and 132-142 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: Monte London and Samuel Lipman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
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MINUTES

Negative 0
Absent 0

Negative 0
Absent 0

THE RESOLUTION—

(872-27-S)

THE RESOLUTION—

(989-27-S)

WHEREAS, Broadway and Thirty-eighth Street, Inc., owners, filed, September 9, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1385-1391 Broadway and 132-142 West 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 16, 1927 (Order No. 24215-LF), reads:

"A recent inspection of the premises 1385-1391 Broadway and 132-142 West 38th street, Borough of Manhattan, shows that Order No. 24215-LF to provide an interior alarm system has not been complied with.;"

and

WHEREAS, the building is fireproof, twenty-three stories in height, 104 ft. by 174 ft. 6½ in. in area; OCCUPIED: 1st story, store; upper stories, offices, showrooms and 25 per cent manufacturing dresses and suits, 100 persons per story, petitioner occupying the twenty-third story as offices, 6 persons; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof story, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that the premises are equipped throughout with an automatic sprinkler system, excepting the front portion of the twenty-third story, which is used as executive offices; that the partitions forming these offices are fireproof; that the ceilings are of a furred ornamental design; that the walls are covered with marble and the floors with terrazzo, and that to provide sprinkler heads in this portion of the building would destroy the architectural finish of these rooms; and

WHEREAS, the order is issued on the omission of the sprinkler system in the front portion of the twenty-third story, occupied as executive offices; and

WHEREAS, the occupancy maintained is well within the 50 per cent legal capacity of the stairs; and

WHEREAS, the entire premises, other than the front portion of the twenty-third story, is sprinklered throughout; and

WHEREAS, the twenty-third story, front portion, is occupied for the executive offices of the owners of the building, the construction of the subdivisions being of approved fireproof construction, the interior of these offices being finished with highly decorative treatment as temporary furnishing.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and the petition be and it hereby is granted on condition that the occupancy of the building at no time shall exceed 50 per cent of the legal capacity of the required interior stairs; that the entire building, other than the street front portion of the twenty-third story, shall be sprinklered throughout, and that the labor law shall be complied with in all other respects.

872-27-S.

PETITIONER—Albina Cavinato, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—21 East 8th street, Manhattan.

APPEARANCES—

For Petitioner: Laurence Cavinato.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

WHEREAS, Albina Cavinato, owner, filed, August 1, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 21 East 8th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 20, 1927 (Order No. 23176-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at the rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area by having communication with the street, as per Section 273 of the Labor Law.;"

and

WHEREAS, the building is non-fireproof, seven stories in height, 25 ft. by 92 ft. in area at first story; OCCUPIED: cellar, kitchen, 5 persons; 1st story, restaurant, 75 persons; upper stories, manufacture of clothing, about 20 persons on each story; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to roof, enclosed in wire netting and plaster partitions with metal-covered doors at openings; a fire escape on the rear of the building having fireproof openings along the course thereof, extending from the roof down to the yard level, with EGRESS from the termination of the fire escape by means of gate in fence to yard adjoining at north; ROOFS of adjoining buildings: 30 ft. lower at east and west; and

WHEREAS, the petitioner claims that egress may be had from termination of rear fire escape through gate in fence to yard adjoining at north, thence by means of an unobstructed opening through building to 9th street; that consent has been obtained from owner of the adjoining building to use his premises as a means of exit in case of fire; furthermore, the petitioner contends that an additional means of egress may be had through gate in fence at west side of yard of adjoining property to a large yard 180 ft. in length.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the rear fire escape, on condition that an opening in fence, unfastened, shall be maintained to the yard of the premises immediately adjoining at the rear, also an opening, unfastened, shall be maintained in the fence on the west, embracing eight buildings, with egress through any and all of same to East 8th street and East 9th street; that written agreement of the adjoining owners for such egress from the rear yard shall be filed with the fire department, and that this variation is granted so long as conditions as to occupancy and use remain substantially unchanged.

845-27-S.

PETITIONER—C. F. Rosborg, for Edward I. Farmer, Inc., owner.

SUBJECT—Variation of labor law as cited in decision of the superintendent of buildings (case previously denied).

PREMISES AFFECTED—16 East 56th street, Manhattan.

APPEARANCES—

For Petitioner: C. F. Rosborg.

ACTION OF BOARD—Petition granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0
Absent 0

MINUTES

THE RESOLUTION—

(845-27-S)

WHEREAS, C. F. Rosberg, for Edward I. Farmer, Inc., owner, filed, July 25, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 16 East 56th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated July 7, 1927 (re App. No. 983-1927), reads:

"4. Show egress from basement, rear yard to street.

Provide a safe fireproof passageway from termination of fire escape to street."

and

WHEREAS, the building is non-fireproof, four stories, basement and cellar in height, 22 ft. 6 in. by 100 ft. 5 in. in area at basement story and 22 ft. 6 in. by 89 ft. in area above; OCCUPIED: basement, office and wood carving shop, 18 persons; 1st, 2nd, 3rd and 4th stories, showrooms for the display of art goods, 3 persons on each story; EXITS: an interior stairway, fireproof to third story and constructed of wood to roof, enclosed in 6-inch terra cotta block partitions with kalamein doors at openings; a proposed 45-degree party wall fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to a fire escape balcony between the second and first stories, with EGRESS from the termination of the fire escape by means of a proposed iron bridge connecting this fire escape balcony (on the rear of the building to the east, No. 18 East 56th street) to an existing iron bridge along the rear of buildings fronting on 55th street and from this bridge to open rear yards and also through door at yard level leading to premises No. 17 East 55th street; and

WHEREAS, this case was denied by the board at the meeting held on January 4, 1928, and reopened by the vote of the board on March 3, 1928, on condition that additional drawings showing the proposed means of egress from the rear yard be filed and also submitting the consent of the owner of the adjoining property (No. 17 East 55th street)—this has been done.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that a fire escape balcony shall be erected at the rear of the first story with iron steps leading to and connecting with party wall fire escape of adjoining premises, No. 18 East 56th street, by means of iron bridge connecting with three adjoining premises directly in the rear on

East 55th street: that there shall be maintained at the yard level an open gate to yards of adjoining premises to the rear, with egress from No. 11 East 55th street, and with egress from the yard through the premises, Nos. 17-19-21 East 55th street, through plain glass openings or doorways through said premises to the street; that agreement of adjoining owner to the rear on East 55th street, for egress through said property, shall be filed with the fire department, and this variation is granted so long as conditions as to use and occupancy of these premises remain substantially unchanged.

APPLIANCES SUBMITTED FOR APPROVAL.

1151-27-SA.

PETITIONER—W. D. Allen Mfg. Co.

SUBJECT—Allen 2½-inch Angle Valve, approval of.

APPEARANCES—

For Petitioner: Andrew L. Boerner.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition laid over to April 3, 1928, at 2 p. m., pending test and report of fire department.

1162-27-SA.

PETITIONER—W. D. Allen Mfg. Co.

SUBJECT—Allen's Recessed Fire Department Stand-pipe Siamese Connection, approval of.

APPEARANCES—

For Petitioner: Andrew L. Boerner.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on Reserve Calendar subject to test and report by fire department.

1290-27-SA.

PETITIONER—Edwards & Company, Inc.

SUBJECT—Edwards Tank Sentinel, approval of.

APPEARANCES—

For Petitioner: Thomas S. Nolan.

ACTION OF BOARD—Petition placed on Reserve Calendar subject to test and report by fire department.

Adjourned, 5:00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

MINUTES

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday afternoon, March 6, 1928, as they appeared in Bulletin No. 11, Vol. XIII, are hereby corrected to read as follows:

THE RESOLUTION—

(891-27-S)

WHEREAS, John J. Gilmartin, for Crompton Building Corp., owner, filed, August 5, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 31-37 East 31st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 19, 1927 (Order No. 17698-LD), reads:

"1. Remove all partitions not built of incombustible

material as per Sections 263 and 270 of the Labor Law."

and

WHEREAS, the building is fireproof, twelve stories in height, 86 ft. by 98 ft. in area at first story and 86 ft. by 83 ft. in area above; OCCUPIED: 1st story, sales room, 25 persons; 2nd story, sales room, 8 persons; 3rd story, sales room, 5 persons; upper stories, tenant factories, 50 persons per story; EQUIPPED with a sprinkler system; EXITS: three interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions constructed of combustible material have been erected on the various floors throughout the building; and

WHEREAS, petitioner contends that the order has been complied with on the second and on the fourth to twelfth (top) stories, inclusive, in view of the fact that the first and third stories are used for showroom purposes only,

* Correction—Semicolon (;) added after word *merchandise* in line 37; words "*on the first and third story*" added in line 43, and words "*fireproofed wood*" added in line 44.

MINUTES

requests that the partitions on these stories be permitted to remain; and

WHEREAS, the petitioner has submitted sworn affidavit from the testing laboratory of Columbia College as to fireproofing of the material used in this construction.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the first story, subdivided space, for

the display of merchandise; and the southwest portion and foyer of the third story, which space is to be restricted to two small offices and showroom, on condition that no portion of the partition shall extend beyond the elevator front; that the doors to stair hall shall be opened direct and unencumbered from the open loft space; that the material in these partitions on the first and 3rd story shall be constructed of incombustible material, fireproofed wood; that the requirements of the labor law, throughout the building, shall be complied with in all other respects.

MINUTES

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held March 13, 1928, as they appeared in Bulletin No. 12, Vol. XIII, are hereby corrected to read as follows: (1080-27-A).

APPELLANT—H. H. Murdock, for Haggin Estate, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—377-379 Broadway and 59-61 White street, Manhattan.

APPEARANCES—

For Appellant: H. H. Murdock.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1080-27-A)

WHEREAS, H. H. Murdock, for Haggin Estate, Inc., owner, filed, October 5, 1927, an appeal from an order of the fire commissioner, affecting premises 377-379 Broadway and 59-61 White street, Borough of Manhattan; and

* Correction—The words "it hereby is modified, and the appeal be and" inserted at 31st line of resolution.

WHEREAS, the order of the fire commissioner, dated June 22, 1927 (Order No. 23338-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at west side of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5, of the Code of Ordinances."

and

WHEREAS, the building is fireproof, 11 stories in height, 50 ft. by 150 ft. 3 in. in area; OCCUPIED for offices and sales rooms, 25 persons on each story; and

WHEREAS, the appellant has filed drawings showing six windows at each of the second to the tenth stories, inclusive, on the west side affected by the fire department order, and the distance from building to building to be 25 ft. 3 in., and contends that the building causing the exposure is equipped with a sprinkler system; and

WHEREAS, the premises constituting the exposure are across the street on a public highway, approximately 27 ft. distant and the said building is equipped throughout with an approved sprinkler system and all openings on the public highway being of fireproof construction.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, only so far as it affects windows not on the course of public corridors, fire escapes or stair halls, on condition that the existing use and occupancy remains substantially unchanged.

RULES

RULES FOR THE TESTING OF WOOD

Pursuant to the Provision of Section 356 of Chapter 5 of the Code of Ordinances (Building Code).

(639-27-SR)

Adopted by the Board of Standards and Appeals July 22, 1927. Amended March 13, 1928.

Rule 1. Before any wood may be used for flooring or interior trim where incombustible materials are required under the provisions of section 356 of the Building Code, the superintendent of buildings must be notified promptly upon the delivery at the job of a consignment of such material. One test sample for each 2,000 feet of material will then be selected by a representative of the Bureau of Buildings, marked for identification, and forwarded to the testing laboratory, where, under the supervision of the superintendent of buildings or his representative, the samples shall be subjected to the following tests:

Before making tests of all specimens for testing shall be oven dried at a temperature of 140° F. to a point where there is no further loss of weight due to evaporation of moisture content.

A. SHAVING TEST—A mass of shavings cut fairly thick from the outside and interior of sticks of the treated wood are to be tested separately. These shavings shall be placed to a depth of two inches in a metal vessel twelve inches square, the bottom of which shall consist of a wire screen of ½ inch mesh. The shavings shall be packed down moderately to reduce the air spaces. A Bunsen yellow flame shall then be placed beneath the receptacle so that the flame is in contact with the shavings. After twenty-five seconds the flame shall be removed. The flame at no time should show higher than six inches above the top of the bed of shavings and the shavings should not be consumed in less than five minutes.

B. TIMBER TEST. Two samples ¾ inch by 1½ inches in cross section and twelve inches long shall be laid side by side across the top of a gas crucible furnace with a pyrometer between them. The specimens shall be subjected to a flame at 1700 deg. Fahrenheit for two min-

RULES

utes, the test pieces shall then be removed, and the time of duration of flame and glow observed. The sticks shall then be cut through the middle at the most burned section and the area of the unburned wood measured with a planimeter. The flame must not persist longer than 15 seconds nor the glow longer than 20 seconds, and, in the case of hard woods, the unburned area should not be less than 55 per cent., nor in the case of soft woods less than 45 per cent.

C. CRIB TEST—Twenty samples are to be prepared, each $\frac{1}{2}$ inch square and 6 inches long. These shall be built up on a ring support to form a crib work five tiers high, four sticks to a tier, making the crib six inches by six inches and approximately $2\frac{1}{2}$ inches high. The crib shall be set six inches above a Bunsen burner to which the crib shall be exposed for a period of one minute at a temperature

approximating 1200 deg. Fahrenheit. The flame must not persist more than twenty seconds after the Bunsen burner is removed, nor the glow last more than thirty seconds. The tendency of the flame to spread from stick to stick must also be noted.

Rule 2. All of the above tests shall be at the expense of the owner or contractor or other interested party.

If the tests are satisfactory the entire shipment will be permitted to be taken into the building and used. If not, the entire shipment shall be condemned and must be removed from the premises.

In general, acceptance shall be predicated upon the existence of a complete plant in full working order from which the material is shipped, and each shipment, or, where possible, each piece shall be trade marked in a conspicuous manner so that there may be no doubt as to its identity.

RULES

SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,
August 13, 1918.

RULE 1. PERMIT.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the fire commissioner.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 029-27-A—39 Fifth avenue, Manhattan.
- 030-27-A—13-16 Central Park West, Manhattan.
- 031-27-A—20-28 West 72nd street, Manhattan.
- 032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
- 1372-21-SA—Ford Fire Line Reducing Valve, approval of.
- 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.

- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1106-25-SA—Modern Oil Burner, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 418-26-SA—Film Inspection Machine (approved type), approval of.
- 481-26-SA—Protectoseal Cover, approval of.
- 545-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
- 950-26-SA—Ideal Fuel Oil Burner, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Denning Double Acting Oscillating Force Pump, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
- 900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
- 1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.
- 1071-27-SA—New Process Oil Burner, approval of.
- 1094-27-SA—Fluid Heat Domestic Fuel Oil Burner, Type O, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1290-27-SA—Edwards Tank Sentinel, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	40
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Requests for extension of time.....	15	Requests for extension of time granted.....	14
		Requests for extension of time denied.....	1
Requests for extension of permit.....	0	Requests for extension of permit granted.....	0
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Requests for mechanical installations.....	0	Requests to install granted.....	0
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Disposed of.....	399	Total	399
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WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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The Trial Calendar.

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Rules for the Testing of Wood.

Notice of Public Hearing on "Standpipe" — "Fire Line" Rules.

Appliances Approved.

Reserve Calendar.

Progress Report.

PUBLIC HEARINGS APR 11 1928

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, April 3, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, April 10, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to March 28, 1928.

<i>Cal. No.</i>	<i>Department</i>	<i>Premises Affected.</i>
272-28-A.....	B.B.M....	153 W. 57th st., Man., Revocation of permit
271-28-A.....	F.D.....	100-106 East End ave., Man., Alt. 3159-27
270-28-A.....	F.D.....	27 Skillman st., Bklyn., Alt. 1937-27
269-28-BZ.....	B.B.M....	60-62 W. 67th st., Man., Alt. 292-28
268-28-BZ.....	B.B.B....	878-886 Gravesend ave., Bklyn., Applic. 3437-28
267-28-BZ.....	B.B.Q....	Southwest corner of Reeds lane, Coles lane, and southeast and southwest corner of Central pl. and Coles lane, Far Rock- away, Q., N. B. 562-28 and 765-766-28
266-28-BZ.....	B.B.Q....	2370-2386 Myrtle ave., Ridge- wood, Q., Alt. 779-28
265-28-BZ.....	B.B.Bx...	West side of Westchester ave., 161.14 ft. south of Wilkinson ave., Bx., N. B. 842-27
264-28-BZ.....	F.D.....	120-06 Sutphin blvd., Jamaica, Q., Alt. 740-28
263-28-A.....	F.D.....	648 Broadway, Man., L. C. 41026
262-28-A.....	B.B.M....	36-38 Vesey st., Man., N. B. 11-28
261-28-BZ.....	B.B.B....	1074-1076 62nd st., Bklyn., Applic. 1136-28
260-28-A.....	F.D.....	528 East Fordham rd., Bx., Alt. 1013-27
259-28-BZ.....	F.D.....	5370-5374 Metropolitan ave., Ridgewood, Q., N. B. 109-28
258-28-BZ.....	B.B.Bx...	West side of White Plains rd., 52.67 ft. north of Waring ave., Bx., N. B. 283-28
257-28-BZ.....	F.D.....	Southeast corner of Northern blvd. and 202nd st. (O'Dell ave.), Bayside, Q., L. C. 14665
256-28-BZ.....	T.H.D....	1601 University ave., Bx., Alt. 31-28
255-28-BZ.....	B.B.Bx...	1676-1678 Jerome ave., Bx., N. B. 589-28
254-28-A.....	F.D.....	212-218 W. 83rd st., Man., Alt. 3691-28
253-28-BZ.....	F.D.....	7817-7825 Third ave., Bklyn., Alt. 696-28
252-28-A.....	B.B.M....	119-131 E. 32nd st., Man., Viol. 405-28
251-28-S.....	H.D.....	2274-2278 W. 8th st., Bklyn., Sanitary Certificate
250-28-S.....	F.D.....	105-107 Duane st., Man., L. D. 31217 and L. F. 26300
249-28-S.....	B.B.M....	146 E. 53rd st., Man., Alt. 321-28
248-28-A.....	F.D.....	168-37 Hillside ave., Jamaica, Q., Alt. 667-28

247-28-A.....	F.D.....	304-306 W. 49th st., Man., F-33398
246-28-A.....	B.B.M....	245 W. 72nd st., Man., Decision
245-28-BZ.....	B.B.M....	4140-4158 Broadway, Man., N. B. 171-28
244-28-BZ.....	B.B.B....	1602-1604 Kings Highway, Bklyn., Applic. 2901-28
243-28-BZ.....	B.B.B....	2489-2505 Atlantic ave., Bklyn., Applic. 1668-28
242-28-S.....	F.D.....	565-567 Broadway, Man., L. D. 33498

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726-27-BZ.....	B.B.Q....	North side of Queens blvd., 24.5 ft. west of 47th st., Elmhurst, Q., N. B. 8900-27
489-27-BZ.....	B.B.Q....	101-01 Jackson ave., Corona, Q., N. B. 6202-27
682-26-BZ.....	F.D.....	Southeast corner of Jerome ave. and E. 182nd st., Bx., N. B. 1710-26
547-20-BZ.....	B.B.M....	1016 St. Nicholas ave., Man., Applic. 312-28

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR TUESDAY, APRIL 3, 1928, AT 2 P. M.

Building Zone Cases.

1205-27-BZ.	APPLICANT—Charles P. Cannella, for Filippo Ammirata, owner. PREMISES—1728 80th street, Brooklyn. APPLICATION, under section 7a of the building zone resolution, TO PERMIT in a residence district the extension of an existing business use.
1206-27-BZ.	APPLICANT—Charles P. Cannella, for Filippo Montana, owner. PREMISES—1730 80th street, Brooklyn. APPLICATION, under section 7a of the building zone resolution, TO PERMIT in a residence district the extension of an existing business use.
1234-27-BZ.	APPLICANT—Alonzo E. De Baun, owner. PREMISES—South side of Hillside avenue, 120 ft. west of 146th street (Colonial avenue), Jamaica, Bor- ough of Queens. APPLICATION, under sections 7c and 21 of the building zone resolution, TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of

CALENDAR

an automobile showroom and service station in connection therewith.

237-27-BZ.

APPLICANT—Kate Ruchlis and Israel Berkenfeld, owners.

PREMISES—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

056-27-BZ.

APPLICANT—Henry G. Harrington, for Felice Mancuso, owner.

PREMISES—608-616 Union street, Brooklyn.

APPLICATION, under sections 7e, 7g and 21 of the building zone resolution,

TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; the board having permitted the erection of a garage for more than five (5) motor vehicles on a portion of this site under certain conditions.

1111-27-BZ.

APPLICANT—Egan & Ittelson, for Glenroe Realty Corp., owner.

PREMISES—Northeast corner of Broadway and Kimberly place, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1174-27-BZ.

APPLICANT—Joseph A. Cox, for Mero Realty Corp., owner.

PREMISES—679-687 Utica avenue, northeast corner of Clarkson avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1203-27-BZ.

APPLICANT—Edward S. Shepherd, owner.

PREMISES—8711 Canarsie Lane, northeast corner of Yarkens Hook road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a gasoline service station.

1249-27-BZ.

APPLICANT—A. J. Simberg, for Plandwell Construction Corp., owner.

PREMISES—1403-1407 Boston road, north side of Boston road, 25 ft. west of Prospect avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

84-28-BZ.

APPLICANT—William F. Doyle, for Hakan B. Steffanson, owner.

PREMISES—444-446 Park avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy in part from residence to a business use.

206-28-BZ.

APPLICANT—John J. O'Connell, owner.

PREMISES—147-61 Jasmine avenue and 46-16 156th street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in an "F" area and residence district the erection and maintenance of a building less than fifteen (15) ft. from the street line.

1103-27-BZ.

APPLICANT—William Dumroe and Philip J. Sinnott, for Thomas J. Burnett, owner.

PREMISES—105-113 Northern boulevard, south side of Northern boulevard, 187 ft. east of Main street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station.

228-27-BZ.

APPLICANT—Thomas J. Higgins, substituted for Philip J. Sinnott, for Grace Neiderstein, owner.

PREMISES—14-30 Empire boulevard, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

109-28-BZ.

APPLICANT—F. W. Woolworth Co., lessee.

PREMISES—780-784 Flatbush avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district and also in a "C" area district, the alteration and extension of a business building and also the omission of a rear yard required by the zone resolution.

APRIL 3, 1928, 10 A. M.

Appeals from Administrative Orders.

1186-27-A—3041 Broadway, 601 West 120th street, 600-606 West 122nd street, 99 Claremont avenue and 80 Claremont avenue, Manhattan.

1183-27-A—48-50 Wall street, Manhattan.

1202-27-A—343-345 West 44th street, Manhattan.

974-27-A—146 Broadway, Brooklyn.

981-27-A—North side of DeKalb avenue, 202 feet west of Onderdonk avenue, Brooklyn.

272-28-A—153 West 57th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 3, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 895-27-BZ—Application, August 8, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Macombs Realty Corp., owner, to permit in a residence district the alteration and conversion of occupancy of the first story of an existing apartment house from residence to business.

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use (stores); premises 65 Featherbed lane, northwest corner of Macombs road, The Bronx.

CAL. NO. 787-27-BZ—Application, July 7, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, substituted for Louis A. Sheinart, on behalf of Edis Realty Co., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station (previously denied); premises northeast corner of Bay Ridge avenue and Shore road, Brooklyn.

CAL. NO. 573-26-BZ—Application, June 24, 1926, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of East Fordham Road Syndicate, Inc., owner (for amendment and modification of the previous resolution), to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

CAL. NO. 1028-27-BZ—Application, September 21, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Max Weinstein, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of White Plains road, 130.26 ft. south of Sagamore street, The Bronx.

CAL. NO. 1102-27-BZ—Application, October 11, 1927, under sections 7c and 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Bon Ton Holding Corp., owner, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; premises west side of Broadway, 150 feet south of West 240th street, The Bronx.

CAL. NO. 1112-27-BZ—Application, October 14, 1927, under section 7a of the building zone resolution, of Jacob Lubroth, Inc., applicant, on behalf of Louis Hernstat, owner, to permit in a residence district the erection and maintenance of an extension to an existing building for store occupancy; premises 1888 54th street, southwest corner of 19th avenue, Brooklyn.

CAL. NO. 33-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of L. Haas Realty Corp., owner, to permit in a business district the alteration and change of occupancy from a garage for the storage of five (5) motor vehicles to a motor vehicle repair shop; premises 1367 Macombs road, The Bronx.

CAL. NO. 1007-27-BZ—Application, September 13, 1927, under section 21 of the building zone resolution,

tion, of Gardiner Conroy, applicant, on behalf of Emma C. Rivers, owner, to permit in a residence district the erection and maintenance of an apartment house with store occupancy on the first story; premises 69-73 East 16th street and 1601-1611 Church avenue, northeast corner, Brooklyn.

CAL. NO. 936-27-BZ—Application, August 19, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Benjamin Siegel, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Fiske avenue and Queens boulevard, Winfield, Borough of Queens.

CAL. NO. 1016-27-BZ—Application, September 16, 1927, under sections 7g and 21 of the building zone resolution, of Arthur B. Daub, applicant, on behalf of Max Daub, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Walker boulevard and Outerbridge avenue, Borough of Richmond.

CAL. NO. 1081-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Henry Felsenstein, on behalf of William T. Parker and Margaret Parker Bracken, owners, to permit in a residence and "C" area district the alteration and extension in height and area of an existing garage for the storage of more than five (5) motor vehicles; also the omission of the rear yard required under the building zone resolution; premises 2042-2044 Ocean avenue, Brooklyn.

CAL. NO. 1126-27-BZ—Application, October 20, 1927, under section 21 of the building zone resolution, of Edward Hoffmann, applicant, on behalf of Pauline Brickman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1781 Hilder avenue, north side of Hilder avenue, intersection of Pelham parkway, The Bronx.

CAL. NO. 1190-27-BZ—Application, November 10, 1927, under sections 7e and 21 of the building zone resolution, of Charles A. Peabody, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station; premises 400-414 West 155th street and 91-99 St. Nicholas place, southwest corner, Manhattan.

WILLIAM E. WALSH, *Chairman.*

APRIL 3, 1928, 2 P. M.

Petitions for Variations.

502-27-S—16-24 West 47th street, Manhattan.

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884-27-S—1926-1932 Broadway, Manhattan.
 135-27-S—84-86 Withers street, Brooklyn.
 136-27-S—27 West 38th street, Manhattan.
 170-27-S—348-350 Seventh avenue and 207-209 West 29th street, Manhattan.
 179-27-S—18 East 53rd street, Manhattan.
 201-27-S—104 Lexington avenue, Manhattan.
 916-27-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.
 978-27-S—27 East Broadway, Manhattan.
 1040-27-S—173 Bowery and 1-5 Delancey street, Manhattan.
 1041-27-S—26 Allen street, Manhattan.
 1160-27-S—99-101 Fifth avenue, Manhattan.
 1132-27-S—578 Madison avenue and 24-26 East 57th street, Manhattan.
 990-27-S—225-235 West 37th street (12th floor), Manhattan.
 991-27-S—225-235 West 37th street (9th floor, front), Manhattan.
 992-27-S—225-235 West 37th street (7th floor), Manhattan.
 993-27-S—225-235 West 37th street (5th floor), Manhattan.
 994-27-S—225-235 West 37th street (8th floor), Manhattan.
 995-27-S—225-235 West 37th street (15th floor), Manhattan.
 996-27-S—225-235 West 37th street (4th floor, front), Manhattan.
 998-27-S—225-235 West 37th street (3rd floor), Manhattan.
 999-27-S—225-235 West 37th street (6th floor, front), Manhattan.

Appliances Submitted for Approval.

1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
 1239-27-SA—Pioneer Automatic Oil Burner, approval of.
 1151-27-SA—Allen 2½ Inch Angle Valve, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, APRIL 10, 1928, AT 2 P. M.

Building Zone Cases.

1161-27-BZ.
 APPLICANT—Abraham Schwartz, for Consolidated Laundries, Inc., owner.
 PREMISES—2112-2128 Neptune avenue and 2805-2815 West 22nd street, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the extension of a laundry occupancy in an existing building.
 1163-27-BZ.
 APPLICANT—Alfred J. Boulton, for Danwall Realty Co., Inc., owner.
 PREMISES—2985-2995 Avenue S, northwest corner of Gerritsen avenue, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.
 1184-27-BZ.
 APPLICANT—Walter S. Beaver, for Realm Realty Corp., Inc., owner.

PREMISES—143-149 Huron street, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1185-27-BZ.
 APPLICANT—Walter S. Beaver, for William and Lena Schwartzberg, owners.
 PREMISES—458-466 Leonard street, southeast corner of Manhattan avenue, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1002-27-BZ.
 APPLICANT—House, Holthusen & McCloskey, substituted for James Kearney, for 3 East 66th Street Corp., owner.
 PREMISES—3 East 66th street, Manhattan.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a "B" area and residence district the erection and maintenance of an apartment hotel provided with a yard and also an inner court having their dimensions and areas less than required under the zone resolution.

1084-27-BZ.
 APPLICANT—James W. Manney, for Robert W. Goelet, owner.
 PREMISES—425 Edgecombe avenue, Manhattan.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

1137-27-BZ.
 APPLICANT—Egan & Ittelson, for Bingham Holding Corp., owner.
 PREMISES—1731-1741 Jerome avenue, west side of Jerome avenue, 163 ft. south of West 176th street, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1140-27-BZ.
 APPLICANT—Westboro Family Laundry Service, Inc., lessee, and Thwaites Place, Inc., owner.
 PREMISES—1422-1424 Jerome avenue, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the maintenance of an existing wet wash laundry.

1235-27-BZ.
 APPLICANT—Harry Cook, for Lannau Holding Corp., owner.
 PREMISES—Northwest corner of Beach 71st street and Hammels boulevard, Arverne, Borough of Queens.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1250-27-BZ.
 APPLICANT—Louis I. Sieven, owner.
 PREMISES—South side of Fort Hamilton Parkway, 225 ft. west of Chester avenue, Brooklyn.

CALENDAR

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1251-27-BZ.

APPLICANT—Ozark Realty Co., owner.

PREMISES—594 92nd street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

16-28-BZ.

APPLICANT—Philip J. Sinnott, for Mollie Rubin, owner.
PREMISES—Southwest corner of Anderson avenue and Shakespeare avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house with store occupancies on the first story.

APRIL 10, 1928, 10 A. M.

Appeals from Administrative Orders.

1090-27-A—62 Rivington street, Manhattan.

1145-27-A—40-42 Van street and 37-39 Pine street, Manhattan.

1182-27-A—953-955 Cypress avenue and 1683 Weirfield street, Ridgewood, Borough of Queens.

1189-27-A—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 10, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1074-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Gutttag Brothers Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 585 St. Ann's avenue, northwest corner of East 150th street, The Bronx.

CAL. NO. 879-27-BZ—Application, August 2, 1927, under section 21 of the building zone resolution, of Philip Steigman, applicant, on behalf of Norman Gotlieb and Nathan Frischling, owners, to permit in a residence district the erection and maintenance of a gasoline service station; premises 5901-5905 22nd avenue, southwest corner of 59th street, Brooklyn.

CAL. NO. 1063-27-BZ—Application, September 30, 1927, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Henry C. Karpen, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 14912 North Conduit boulevard, northwest corner of Three Mile Mill road, Jamaica, Borough of Queens.

CAL. NO. 1065-27-BZ—Application, October 1, 1927, under section 21 of the building zone resolution, of David Kaufman, applicant, on behalf of Rose B. Capone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 22-76 Sixth avenue, Astoria, Borough of Queens.

CAL. NO. 1068-27-BZ—Application, October 3, 1927, under sections 7c and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Livia M. Pepe, owner, to permit in a residence district the maintenance of an existing building occupied on the basement story as a French dry cleaning, dyeing and pressing business and as dwellings above; premises 124 Waverly place, Manhattan.

CAL. NO. 1069-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Daniel J. Iulo, applicant, on behalf of Waglan Realty Corp., owner, to permit in a business district the change of occupancy of an existing business building to a chicken slaughterhouse; premises 6702-6710 New Utrecht avenue and 6701-6709 15th avenue Brooklyn.

CAL. NO. 1101-27-BZ—Application, October 11, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Max Silverman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5702-5712 Church avenue, southeast corner of East 57th street, Brooklyn.

CAL. NO. 979-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Tony Trifirio, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 949 Liberty avenue Brooklyn.

CAL. NO. 1144-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Marben Realty Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Cedar avenue and West 179th street, The Bronx.

CAL. NO. 1152-27-BZ—Application, October 26, 1927, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Knickerbocker Hospital, owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 505 West 131st street and 1448 Amsterdam avenue northeast corner, Manhattan.

CAL. NO. 1019-27-BZ—Application, September 17, 1927, under section 21 of the building zone resolution,

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tion, of William E. Kennedy, applicant, on behalf of McBrearty Building Co., Inc., owner, to permit in a residence district the erection and maintenance of a building for store occupancy on the first story; premises southeast corner of Colfax avenue and 111th road, Bellaire, Borough of Queens.

CAL. NO. 1061-27-BZ—Application, September 30, 1927, under section 21 of the building zone resolution, of Thomas D. La Colla, applicant, on behalf of Elizabeth Warms, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 103-12 Gilbert street (170th street) and 502 South street (Liberty avenue), Jamaica, Borough of Queens.

CAL. NO. 1141-27-BZ—Application, October 24, 1927, under sections 7c and 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Harsing Realty Corp., owner, to permit in a residence district, extending from a business district, the alteration and change of occupancy in part of basement for store purposes; premises 1575 Grand Concourse, southwest corner of Mount Eden avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

APRIL 10, 1928, 2 P. M.

Petitions for Variations.

798-27-S—37-39 West 57th street, Manhattan.
632-27-S—303-305 Fifth avenue, Manhattan.
856-27-S—213-215-217 East 37th street, Manhattan.
609-27-S—243-249 West 67th street, Manhattan.
1187-27-S—18 West 33rd street, Manhattan.
1194-27-S—15-25 Lafayette street (first and second floors), Brooklyn.
1195-27-S—15-25 Lafayette street (fourth floor), Brooklyn.
1196-27-S—15-25 Lafayette street (fifth floor), Brooklyn.
1197-27-S—15-25 Lafayette street (sixth floor, east), Brooklyn.
1198-27-S—15-25 Lafayette street (seventh floor), Brooklyn.
1199-27-S—130-132 West 29th street, Manhattan.
1200-27-S—142 Greene street, Manhattan.
1208-27-S—680-684 Fifth avenue, Manhattan.
1212-27-S—109-111 Prince street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, APRIL 17, 1928, 2 P. M.

Building Zone Cases.

986-27-BZ.
APPLICANT—Julius R. Lippman, for Frank Fladell, owner.
PREMISES—657 Euclid avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a "D" area district the maintenance of a private garage for two (2) automobiles on a lot, so that the combined area of the existing dwelling and garage exceeds the allowable 60 per cent. of the area of the plot.

1219-27-BZ.

APPLICANT—Gardiner Conroy, for Richard P. Sherlock, owner.

PREMISES—388-394 Coney Island avenue and 1901 Caton avenue, northwest corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1224-27-BZ.

APPLICANT—Cannava & Viviani, for Nicola Grassi, owner.

PREMISES—3000-3010 Boston road, 1061-1069 Adea avenue and 3001-3009 Lurting avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1236-27-BZ.

APPLICANT—Theodore Smith, owner.

PREMISES—Southeast corner of Woodhaven boulevard and 163rd avenue (Sheridan avenue), Aqueduct, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1257-27-BZ.

APPLICANT—James P. Whiskeman, for Ronel Realty Co., owner.

PREMISES—9 East Mosholu Parkway North, east side of Mosholu Parkway North, 78.66 ft. south of Jerome avenue, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.

1292-27-BZ.

APPLICANT—McCoey & Conroy, for Harold D. Watson, owner.

PREMISES—55-61 East 18th street, east side of East 18th street, 105 ft. 9¾ in. north of Church avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building.

85-28-BZ.

APPLICANT—William F. Doyle, for Louis Security Co., owner.

PREMISES—576-582 Eighth avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a one and one-half times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

489-27-BZ.

APPLICANT—Joseph Presto, lessee, for Ignazio Scilippi, owner.

PREMISES—101-01 Northern boulevard (Jackson avenue), Corona, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a chicken market (previously withdrawn).

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547-20-BZ.

APPLICANT—William F. Doyle, substituted for John A. Blake, for Dorsma Garage Corp., owner.

PREMISES—1016 St. Nicholas avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution (reopened to modify previous resolution), TO PERMIT, partly in a business district and partly in a residence district, the extension in area of an existing garage for more than five (5) motor vehicles and also the installation of a gasoline service station.

682-26-BZ.

APPLICANT—William F. Doyle, for William Hagedorn, owner.

PREMISES—Southeast corner of Jerome avenue and East 182nd street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

726-27-BZ.

APPLICANT—Samuel Rosenblum, substituted for William G. Johnson, for Robert Froehlich and Frances Froehlich, owners.

PREMISES—North side of Queens boulevard, 24.5 ft. west of 47th street, Elmhurst, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

APRIL 17, 1928, 10 A. M.

Appeals from Administrative Orders.

1188-27-A—138-162 Willow avenue, The Bronx.

1191-27-A—208 East 55th street, Manhattan.

1146-27-A—462 Eighth avenue, Manhattan.

1168-27-A—93-99 Commercial street, Manhattan.

1253-27-A—526 Smith street, Brooklyn.

1217-27-A—19-37 Norman avenue, 65-71 Dobbin street and 173-179 Banker street, Brooklyn.

1220-27-A—114 Barrow street, Manhattan.

1054-27-A—135-137 East 12th street, Manhattan.

1221-27-A—499-507 Carroll street and 530-550 President street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 17, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1121-27-BZ—Application, October 19, 1927, under section 21 of the building zone resolution, of Joseph Parisi, applicant, on behalf of Mary Steyn and Minnie Jay, owners, to permit in a residence district the erection and maintenance of a business building (stores); premises 388-390 East 201st street, The Bronx.

CAL. NO. 1148-27-BZ—Application, October 25, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Arrowlene, Inc., owner, to permit in a business district the erec-

tion and maintenance of a gasoline service station; premises southeast corner of Franklin avenue and Atlantic avenue, Brooklyn.

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 1180-27-BZ—Application, November 3, 1927, under section 21 of the building zone resolution, of Daniel E. Ragalie, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of 15th avenue and Burton street, Whitestone, Borough of Queens.

CAL. NO. 1193-27-BZ—Application, November 11, 1927, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of B. & O. Realty Corp., owner, to permit in a residence district the erection and maintenance of an apartment house having stores on the first story; premises 2435-2449 Walton avenue, The Bronx.

CAL. NO. 1226-27-BZ—Application, November 19, 1927, under section 21 of the building zone resolution, of Louis A. Sheinart, applicant, on behalf of Jamaica West End Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Metropolitan avenue and Jamaica avenue, Richmond Hill, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

APRIL 17, 1928, 2 P. M.

Petitions for Variations.

1222-27-S—499-507 Carroll street and 530-550 President street, Brooklyn.

851-27-S—161-165 Perry street, Manhattan.

1057-27-S—49-53 West 38th street, Manhattan.

1154-27-S—38-44 East 30th street (fourth story), Manhattan.

1155-27-S—38-44 East 30th street (fifth story), Manhattan.

CALENDAR

1156-27-S—38-44 East 30th street (seventh story), Manhattan.
 1157-27-S—38-44 East 30th street (ninth story), Manhattan.
 1158-27-S—38-44 East 30th street (tenth story), Manhattan.
 1218-27-S—502-504 Metropolitan avenue, Brooklyn.
 1244-27-S—26-32 West 17th street, Manhattan.
 1260-27-S—125-129 West 45th street, Manhattan.
 1114-27-S—810 Broadway, Manhattan.

resolution, of John J. Dunnigan, applicant, on behalf of S. S. and L. P. Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2325 Southern boulevard, west side of Southern boulevard, 75.91 ft. north of East 183rd street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, APRIL 20, 1928, AT 2 P. M. SPECIAL MEETING.

Rules.

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

APRIL 24, 1928, 10 A. M.

Appeals from Administrative Orders.

1225-27-A—234-256 West 54th street and 229-237 West 53rd street, Manhattan.
 1228-27-A—346-360 Maujer street, Brooklyn.
 1255-27-A—32 Pettit avenue, northeast corner of Ketcham street, Elmhurst, Borough of Queens.
 1281-27-A—525 East 119th street, north side of East 119th street, 336 ft. east of Pleasant avenue, Manhattan.
 1238-27-A—300-326 North 7th street, 479-495 Metropolitan avenue and 289-295 North 6th street, Brooklyn.
 1243-27-A—604-628 West 43rd street, Manhattan.
 1280-27-A—289 Fulton street and 264 Washington street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 24, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 926-27-BZ—Application, August 17, 1927, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Goldix Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1440 Sedgwick avenue, The Bronx.

CAL. NO. 1142-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Magrak Garage Corp., applicant and lessee; Adolph Lewisohn and Sons, Inc., owner, to permit in a residence district the erection and maintenance of an electric sign; premises 606 West 158th street and 19 Audubon place, southeast corner, Manhattan.

CAL. NO. 1164-27-BZ—Application, October 28, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of A. W. Palumbo, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Waterbury avenue and Eastern boulevard, The Bronx.

CAL. NO. 1173-27-BZ—Application, November 2, 1927, under sections 7c and 21 of the building zone

APRIL 24, 1928, 2 P. M.

Appeal from Administrative Order.

1077-27-A—3 East 61st street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, April 24, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1067-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Glenhall Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

CAL. NO. 1123-27-BZ—Application, October 20, 1927, under section 21 of the building zone resolution, of William Meyer, applicant and owner, to permit in a residence district the erection and maintenance of a building to be used for stores on the first story and as dwellings above; premises northwest corner of Central avenue and Meade street (68th street), Ridgewood, Borough of Queens.

CAL. NO. 961-27-BZ—Application, August 30, 1927, under sections 7c and 21 of the building zone resolution, of The New York Edison Co., applicant and owner, to permit in a residence district the alteration and extension to an existing transforming and electrical distributing station; premises 148-148½ East 40th street and 151-153 East 39th street, Manhattan.

CAL. NO. 976-27-BZ—Application, September 6, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of McMahon Brothers, owners, to permit, partly in a business district and partly in a residence district, the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles; premises southwest corner of Queens boulevard and Devon place, Forest Hills, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

MAY 1, 1928, 10 A. M.

Appeals from Administrative Orders.

1287-27-A—59-61 Wall street, Manhattan.

1288-27-A—575 Columbia street, Brooklyn.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 27, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the special meeting of the board held on Friday morning, March 16, 1928; the minutes of the special meeting of the board held on Friday afternoon, March 16, 1928; the minutes of the regular meeting of the board held on Tuesday morning, March 20, 1928, and the minutes of the regular meeting of the board held on Tuesday afternoon, March 20, 1928, were approved as printed in the Bulletin No. 13, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

141-27-A.

APPELLANT—Kleinert & Klie, for Fanny Farmer Candy Shops., Inc., owner.

SUBJECT—Application for reopening—extension of temporary permit—re appeal from decision of the fire commissioner.

PREMISES AFFECTED—83-87 Clifton place, Brooklyn.

APPEARANCES—

For Appellant: Arthur Coutts.

ACTION OF BOARD—Extension of permit granted.

THE VOTE TO GRANT EXTENSION OF PERMIT—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(141-27-A)

WHEREAS, R. Beausoleil, for Fanny Farmer Candy Shops, Inc., owner, filed, February 10, 1927, an appeal from a decision of the fire commissioner, affecting premises 83-87 Clifton place, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated February 8, 1927 (Alt. No. 346-27), reads:

"3. File a certified copy of burner as approved by the Board of Standards and Appeals.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 106 ft. on Clifton place and a depth of 95 ft., upon which is located a six-story non-fireproof factory building, 50 ft. by 95 ft. in area, a one-story office building, a one-story storage building, a one-story garage and a boiler room; OCCUPIED by one concern for the manufacture of candy, 130 persons in entire premises; and

WHEREAS, a fuel oil burning system has been installed consisting of a 3,500-gallon storage tank, a Billow Type GRD burner and the necessary valves and piping for a complete installation; and

WHEREAS, appellant requests a temporary permit for the operation of the fuel oil burning system pending the approval of the burner by the board; and

WHEREAS, this appeal was granted by the board at its meeting, May 3, 1927, and December 13, 1927, for a temporary period, and appellant requested an extension of time.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, for a temporary period of ninety days from March 27, 1928, at the owner's risk, pending determination of the board on the petition for the approval of the burner, on condition that the installation be made in accordance with the fuel oil rules in all other respects.

1178-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for R. Hoe & Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—22-36 Sheriff street, 84-98 Broome street and 21-33 Columbia street (Bldgs. I, K and L), Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(1178-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for R. Hoe & Co., owner, filed, November 2, 1927, an appeal from an order of the fire commissioner, affecting premises 22-36 Sheriff street, 84-98 Broome street and 21-33 Columbia street, Buildings, I, K and L, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 2, 1927, reads:

"1. Provide a 5" cross connection between each riser in buildings I—K—L.

"4. Provide an electric closed circuit high and low alarm for tank on roof of building K.";

and

WHEREAS, the premises consist of one non-fireproof and two fireproof attached buildings (designated on drawings I, K and L), four, five and six stories (65 ft. to 103 ft.) in height, 7,500 to 13,600 sq. ft. in area, with fireproof doors at all communicating openings; OCCUPIED for the manufacture of printing presses and saws: 1st story, 113 persons; 2nd story, 117 persons; 3rd story, 148 persons; 4th story, 55 persons; 5th story, 61 persons; 6th story, storage only; EQUIPPED with a sprinkler system, a standpipe system and a fire alarm system; and

WHEREAS, the appellant proposes, as to Defect No. 1, to maintain the 4-inch standpipe cross-connection in Building K and provide all other standpipe risers with 5-inch cross-connections where required; as to Defect No. 4, to connect the fill line to the 17,000-gallon tank on Building L and also to the 3,500-gallon tank on Building K (both tanks supply the standpipe system and are fed by a 500-gallon pump through a 1¼-inch feed line); the appellant claims that there has been no change in the system for a great many years in the past; therefore, the present condition of the standpipe system complies with rule 44; and

WHEREAS, the entire premises are equipped throughout with an approved two-source wet sprinkler system.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 1, on condition that not less than a 5-inch cross-connection shall be made between Buildings L and K, and as to Item 4, so long as present float tell-tale shall be maintained; that the building shall be not increased in height or area, and that the occupancy and use shall remain substantially unchanged.

1181-27-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Pennsylvania Arcade Realty Corp., owner.

SUBJECT—Appeal from orders of the fire commissioner. PREMISES AFFECTED—161-163 Madison avenue, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(1181-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Pennsylvania Arcade Realty Corp., owner, filed, November 5, 1927, an appeal from orders of the fire commissioner, affecting premises 161-163 Madison avenue, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated October 14, 1927, read:

"Order No. 17737-F:

"1. Raise standpipe tank to 20' over top outlet. Sec. 20, Ch. 12, Code of Ordinances.";

"Order No. 17738-F:

"1. Arrange the house water supply pipe so that same will connect with tank on the outside thereof above the 3,500 gallon mark only. Section 20, Chapter 12, Code of Ordinances.";

WHEREAS, the building is fireproof, eleven stories and rent house in height, 49 ft. 4½ in. by 100 ft. in area; OCCUPIED as a hotel: 1st story, office and restaurant; upper stories, twelve rooms on each story; EQUIPPED with a fire alarm system; there being two cross-connected water tanks on the roof, each tank of 3,700 gallons capacity, used for house supply with a reserve of 2,500 gallons in each tank for standpipes; the tanks are supplied by two automatic electric pumps in cellar; and

WHEREAS, the appellant claims, as to Order No. 17737-F, that the bottom of the roof tanks are 9 ft. 6 in. above the roof outlet and 17 ft. above the outlet in the eleventh story; as to Order No. 17738-F, that 3,500 gallons reserve will be maintained in the tanks for standpipes with the additional advantage of the entire 7,400 gallons in both tanks in case of emergency; furthermore, the appellant contends that there has been no change in the system since 1902, therefore the present condition of the standpipe system complied with rule 44.

Resolved, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted*, as to Item 1, of Order No. 17737-F, *on condition* that there shall be no industrial use, operation or work conducted on the top story of this building; *granted*, as to Item 1, of Order No. 17738-F, *on condition* that the north-ly tank shall be disconnected from the house supply tank and service and retained solely for standpipe supply, and that the system shall comply in all other respects with the requirements of the standpipe rules.

1150-27-A.

APPELLANT—L. E. Driver, for New York Dock Company, owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—8-22 Congress street, Brooklyn.

APPEARANCES—

For Appellant: G. A. Eweler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(1150-27-A)

WHEREAS, L. E. Driver, for the New York Dock Co.,

owner, filed, October 26, 1927, an appeal from an order of the fire commissioner, affecting premises 8-22 Congress street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated September 29, 1927 (Order No. 26410-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, five stories (61 ft. 9 in.) in height, 159 ft. by 147 ft. 2 in. and 137 ft. 6 in., irregular, about 22,500 sq. ft. in area; OCCUPIED for the storage of furniture throughout: 1st story, 21 persons; upper stories, 8 persons, intermittently; and

WHEREAS, the appellant claims that the building is of mill construction, slow-burning, and equipped with an approved sprinkler system; that the building is divided by a fire partition into 10,454 sq. ft. and 10,676 sq. ft. floor areas; furthermore, the appellant contends that the building faces three streets, is readily accessible to fire boats, and the immediate vicinity is well supplied with high and low pressure fire hydrants; and

WHEREAS, the order is based on the area in excess of the regulations; and

WHEREAS, the premises consist of two buildings divided by a fire wall with horizontal openings therein.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height or area; that the horizontal openings in the fire wall separating the two sections shall be equipped with approved automatic fire doors, and *granted on the further condition* that the building throughout shall be equipped with an approved sprinkler system with a gravity tank, direct water connection to city main and fire pump supply.

1177-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for R. Hoe & Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—504-520 Grand street (Bldgs. A, B, C and F), Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(1177-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for R. Hoe & Co., filed, November 2, 1927, an appeal from an order of the fire commissioner, affecting premises 504-520 Grand street, Buildings A, B, C and F, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 2, 1926 (Order No. 5021-F), reads:

"1. Remove the 4" gate valve in standpipe cross connection between buildings F. & A. on 5th story.

"4. Provide an electric closed circuit high and low alarm for gravity tank on F. building.

"3. Provide an approved double clapper 4" x 3" x 3" siamese connection on each street front situated between 18" & 24" above sidewalk in a horizontal position and in an accessible position to the Fire Department.

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"6. Place the riser and hose outlets in building C so as to be located inside of building.

"7. Place all hose outlets in A building between 5' & 6' above floor (now 3½').";

and

WHEREAS, the premises consist of three non-fireproof and one fireproof attached buildings (designated on drawings A, B, C and F), four, six and nine stories and tower (41 ft. 9 in. to 174 ft.) in height, 4,500 to 8,140 sq. ft. in area, with fireproof doors at all communicating openings; OCCUPIED for the manufacture of printing presses and saws: 1st story, 180 persons; 2nd story, 115 persons; 3rd story, 119 persons; 4th story, 38 persons; 5th story, 100 persons, and a total of 73 persons above the 5th story; EQUIPPED with a sprinkler system, a standpipe system and a fire alarm system; and

WHEREAS, the appellant proposes, as to Defect No. 1, to seal open the 4-inch gate valve in the standpipe cross-connection between Buildings F and A; as to Defect No. 4, to feed the 5,000-gallon tank on Building A by means of an overflow line from the 3,500-gallon tank on Building F, so as to maintain a full tank on Building F at all times; as to Defect No. 5, to maintain the existing siamese connections on Grand street front and provide new siamese connections on the Broome street front; and

WHEREAS, the appellant claims, as to Defect No. 7, that the height of outlets vary from 3 ft. 3 in. to 4 ft. 10 in. above floors; that the largest floor area is less than 10,000 sq. ft.; that there has been no change in the system for a great many years in the past; therefore, the present condition of the standpipe system complies with rule 44; furthermore, the appellant contends that within the next two years the present manufacturing occupancy will be entirely discontinued; and

WHEREAS, the entire premises are equipped throughout with an approved two-source wet sprinkler system.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Items 2, 3 and 4, and as to Item 1. *on condition* that the 4-inch gate valve shall be sealed open; as to Item 6, *on condition* that the hose outlets shall be maintained on the outside of the loft on the stair landing platforms; *granted*, as to Item 7, as to location and height of existing hose outlets in Building A, and as to Item 5, only so far as it affects the Sheriff street and Columbia street fronts; that the building shall be not increased in height or area and so long as conditions as to occupancy and use otherwise remain unchanged.

1147-27-A.

APPELLANT—James Kearney, for Viebrock Plumbing Co., owner.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—2614-2616 Myrtle avenue and 313-315 Fresh Pond road, Glendale, Borough of Queens.

APPEARANCES—

For Appellant: James Kearney.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION—

(1147-27-A)

WHEREAS, James Kearney, for Viebrock Plumbing Corp., owner, filed, October 24, 1927, an appeal from an order of the fire commissioner, affecting premises 2614-2616 Myrtle avenue and 313-315 Fresh Pond road, Glendale, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated October 11, 1927, affecting premises 2614 Myrtle avenue, reads:

"Order No. 11748-LC:

"5. Brick up all openings, doors, vents and windows leading from this building to storage garage. Sec. 159, Ch. 10.

"9. Provide an approved self-closing fireproof door on one side and approved automatic fire door on the other side of opening in division wall between 2616 and 2614 Myrtle Avenue in cellar. Sec. 20, Ch. 112.";

and

"Order No. 12418-LC:

"Discontinue the storage and use of fuel oil on the above premises, until such time as plans have been filed with and approved by the fire commissioner, and the fuel-oil system installed in accordance with these plans, and the present fuel-oil rules.";

and

WHEREAS, the order of the fire commissioner, affecting premises 2616 Myrtle avenue, reads:

"Order No. 14337-LC:

"2. Brick up window opening from boiler room leading to garage, Sec. 159, Chapter 10, Code of Ordinances.

"3. Brick up door opening, and all other window openings leading from cellar to garage, Sec. 159, Chapter 10, Code of Ordinances.

"4. Brick up window openings on 1st floor leading into the garage, Sec. 159, Chapter 10, Code of Ordinances.

"5. Provide adequate means of ventilation for boiler room, Rule 20, Fuel Oil Rules.

"9. Brick up the opening in division wall in cellar between the premises 2614 Myrtle Ave. & 2616 Myrtle Ave. Plan 2839-26 shows this as separate building.";

and

WHEREAS, the premises facing on two street fronts consist of two non-fireproof buildings three stories and cellar in height on the Myrtle avenue front and one story in height on the Fresh Pond road front; the frontage on Myrtle avenue being 56.12 ft., on Fresh Pond road being 56.12 ft. and a depth of approximately 194 ft.; OCCUPIED: cellar, boiler room (having fuel oil system) and storage of plumbing stock, no persons; 1st story, Myrtle avenue, public library and plumbing shop; Fresh Pond road, garage for the storage of five automobile trucks, 5 persons; upper stories, dwellings; and

WHEREAS, appellant proposes to provide fireproof doors at the openings in the cellar between the two buildings and also at the two openings leading from the cellar to the garage on the first story of the Fresh Pond road front of the building; and

WHEREAS, these orders, Nos. 11748-LC, 12418-LC and 14337-LD affect the same premises adjoining at the side and the rear on different street fronts.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 9, of Order No. 11748-LC, *on condition* that there be no more than one opening in fire wall separating Nos. 2614 and 2616, and that the said opening shall be equipped with self-closing, fireproof door opening into 2614 Myrtle avenue, and *granted*, as to Item 4, of Order No. 14337-LC, *on condition* that all openings in the rear of No. 2616 be built up with solid masonry, other than a single door hung on the garage side of the rear wall; that this opening shall be equipped with a self-closing, fireproof door with metal interlocking jambs, sill and head, and that a fireproof sill, not less than 12 inches in height above floor level, shall be provided to this same door opening, and *granted*, as to Item 9, of Order No. 14337-LC, in accordance with the requirements above stated, affecting Item 9, of Order No. 11748, which affects the same opening, and the appeal be and it hereby is *denied* in all other respects.

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BUILDING ZONE CASES

925-27-BZ.
 APPLICANT—John J. Dunnigan, for Towruss Realty Corp., owner.
 SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles.
 PREMISES AFFECTED—2100 Webster avenue and 401-409 East 180th street, Bronx.
 APPEARANCES—
 For Applicant: H. Mossberg.
 For Opposition: None.
 ACTION OF BOARD—Laid over to April 17, 1928, at 10 a. m., on written request of applicant.

1015-27-BZ.
 APPLICANT—John J. Dunnigan, for Estate of McEvers Bayard Brown, owner.
 SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
 PREMISES AFFECTED—1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.
 APPEARANCES—
 For Applicant: None.
 For Opposition: Oscar Fleund, Meyer Kaplan, A. N. Gitterman and H. Freiderick.
 ACTION OF BOARD—Laid over to April 17, 1928, at 10 a. m., on written request of applicant.

926-27-BZ.
 APPLICANT—John J. Dunnigan, for Goldix Realty Corp., owner.
 SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
 PREMISES AFFECTED—1440 Sedgwick avenue, Bronx.
 APPEARANCES—None.
 ACTION OF BOARD—Laid over to April 24, 1928, at 10 a. m., on written request of applicant.

1067-27-BZ.
 APPLICANT—Philip J. Sinnott, for Glenhall Realty Co., Inc., owner.
 SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.
 PREMISES AFFECTED—Northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.
 APPEARANCES—
 For Applicant: Philip J. Sinnott.
 For Opposition: None.
 ACTION OF BOARD—Laid over to April 24, 1928, at 2 p. m., on request of applicant.

1123-27-BZ.
 APPLICANT—William Meyer, owner.
 SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used for stores on the first story and as dwellings above.

PREMISES AFFECTED—Northwest corner of Central avenue and Meade street (68th street), Ridgewood, Borough of Queens.
 APPEARANCES—
 For Applicant: William Meyer.
 For Opposition: None.
 ACTION OF BOARD—Laid over to April 24, 1928, at 2 p. m., to obtain further consents.

682-26-BZ.
 APPLICANT—William F. Doyle, for William Hagedorn, owner.
 SUBJECT—Application for reopening—reconsideration, previously denied—re application (decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
 PREMISES AFFECTED—Southeast corner of Jerome avenue and East 182nd street, The Bronx.
 APPEARANCES—
 For Applicant: William F. Doyle.
 For Opposition: None.
 ACTION OF BOARD—Application reopened and set for calendar call April 17, 1928, at 2 p. m.
 THE VOTE TO REOPEN—
 Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
 Negative 0
 Absent 0

547-20-BZ.
 APPLICANT—William F. Doyle, for the Dorsma Garage Corp., owner.
 SUBJECT—Application for reopening—modification—re application under the building zone resolution to permit partly in a business district and partly in a residence district the extension in area of an existing garage for more than five motor vehicles.
 PREMISES AFFECTED—1016 St. Nicholas avenue, Manhattan.
 APPEARANCES—
 For Applicant: William F. Doyle.
 For Opposition: None.
 ACTION OF BOARD—Application reopened and set for calendar call April 17, 1928, at 2 p. m.
 THE VOTE TO REOPEN—
 Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
 Negative 0
 Absent 0

726-27-BZ.
 APPLICANT—Samuel Rosenblum, substituted for William G. Johnson, for Robert Froehlich and Frances Froehlich, owners.
 SUBJECT—Application for reopening—reconsideration on new facts, previously denied—re application (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.
 PREMISES AFFECTED—North side of Queens boulevard, 24.5 feet west of 47th avenue, Elmhurst, L. I., Queens.
 APPEARANCES—
 For Applicant: Samuel Rosenblum.
 For Opposition: None.
 ACTION OF BOARD—Application reopened and set for calendar call April 17, 1928, at 2 p. m.

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THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

176-28-BZ.

APPLICANT—Harry Baer, for 373 Park Avenue Corporation, owner:

SUBJECT—Request for preferential hearing. Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy on the first story from a residence use to a business use.

PREMISES AFFECTED—375 Park avenue, Manhattan.

APPEARANCES—

For Applicant: Harry Baer.
For Opposition: None.

ACTION OF BOARD—Request for early hearing granted.

THE VOTE TO SET FOR EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

1091-27-BZ.

APPLICANT—McCovern & Conroy, substituted for Jacob Govern, for Jakmore Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—251-259 79th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr., and R. S. Hardy.
For Opposition: Jerome F. Katz and George R. Brennan.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

1129-27-BZ.

APPLICANT—Audrey Holding Corporation, owner.

SUBJECT—Application (re decision of the tenement house commissioner) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with store occupancy in the basement story.

PREMISES AFFECTED—65-75 St. Nicholas place, northwest corner of West 153rd street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.
For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle 4
Negative 0
Absent: Chief Kenlon 1

855-27-BZ.

APPLICANT—Harry H. Holler, for Anna C. Bingler, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Thomas I. Sheridan.
For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Absent 0

THE RESOLUTION—

(855-27-BZ)

WHEREAS, Harry H. Holler, for Anna C. Bingler, owner, filed, July 26, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Merrick road and Springfield boulevard, Springfield, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Merrick road is in a business district, Springfield road is in a business district and Forman avenue (133rd road) is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 28, 1927 (re N. B. 8022-27), reads:

- "1. Gasoline station prohibited in a business district.
- "2. Contrary to zone resolution."

and

WHEREAS, it is proposed to erect an office, bury four 550-gallon tanks and erect four pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 on the ground of hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1115-27-BZ.

APPLICANT—Louis A. Sheinart, for Cantel Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—South side of West 233rd street, 171 feet west of Albany Crescent, The Bronx.

APPEARANCES—

For Applicant: Louis A. Sheinart.
For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Absent 0

THE RESOLUTION—

(1115-27-BZ)

WHEREAS, Louis A. Sheinart, for Cantel Realty Corp.,

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owner, filed, October 17, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises south side of West 233rd street, 171 ft. west of Albany Crescent, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 233rd street is in a business district, Albany Crescent is in a residence district and Broadway is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 8, 1927 (re App. No. 2219-27), reads:

"1. Erection of a public garage in a business and partly in a residence district for more than five (5) motor vehicles is contrary to the provisions of the zone resolution."

and
WHEREAS, the proposed building is to be of non-fireproof construction, one story and basement in height, with a frontage of 100 ft. and a depth of 145 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, at the public hearing the board ruled that section 7, subdivision c, did not apply and could not be claimed as a basis of appeal; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of hardship and unnecessary difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

1119-27-BZ.

APPLICANT—Max Feigenbaum, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—North side Metropolitan avenue, 20.68 feet east of Cuthbert place, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Margaret Fitzgibbons.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Holland.....	1
Negative: Chairman Walsh, Commissioners Connell and Guilfoyle and Chief Kenlon...	4
Absent	0

THE RESOLUTION—

(1119-27-BZ)

WHEREAS, Max Feigenbaum, for Max Feigenbaum, owner, filed, October 18, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises north side of Metropolitan avenue, 20.68 ft. east of Cuthbert place, Richmond Hill, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Metropolitan avenue, north side, west of a point 100 ft. east of Cuthbert place, is in a business district; Metropolitan avenue, north side, east of a point 100 ft. east of Cuthbert place, is in an unrestricted district, and Metropolitan avenue, south side, is in a business district and Cuthbert place, north of a point 100 ft.

north of Metropolitan avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 6, 1927 (re N. B. 12694-27), reads:

"2. The erection of a garage for more than five motor vehicles is prohibited by the Zone Law in a BUSINESS DISTRICT."

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 48 ft. and a depth of 99.7 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the Board of Estimate and Apportionment has designated space and district in this locality for non-conforming uses in unrestricted district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of hardship or practical difficulties for the reason that it was not proven that the property could not produce a reasonable income from a conforming use.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

1207-27-BZ.

APPLICANT—Henry C. Pelton, for John D. Rockefeller, Jr., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7b and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of an extension to an existing business building.

PREMISES AFFECTED—680-684 Fifth avenue, Manhattan.

APPEARANCES—

For Applicant: H. G. Webb and J. D. Morder.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1207-27-BZ)

WHEREAS, Henry C. Pelton, for John D. Rockefeller, Jr., owner, filed, November 15, 1927, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of an extension to an existing business building; premises 680-684 Fifth avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fifth avenue is in a business district, West 54th street is in a residence district and West 53rd street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 17, 1927 (re App. No. 2305-27), reads:

"1. Proposed enlargement of a business building by extending from a business district into a residence district is unlawful. Art. II, Building Zone Resolution."

and

WHEREAS, the existing building is of fireproof construction, six stories in height, with a frontage of 52 ft. 1½ in. and a depth of 122 ft. 6 in.; it is proposed to erect a six-story fireproof addition on the corner, 48 ft. 3½ in. fronting on Fifth avenue and 122 ft. 6 in. fronting on West 54th street, located 100 ft. within the business district and 22 ft. 6 in. within the residence district, the entire building

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to be used for business purposes with 25 per cent. used for manufacturing; and

WHEREAS, the board deemed that it was justified to grant a variation under the rules of exception, section 7, subdivisions A, B and C.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be not more than one exterior door opening in the residence use area of this plot, maintained as second means of exit for the use and occupancy under the building code; that there shall be no manufacturing industrial use or operation within the residence use area of this plot, and that all permits required shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

APPROVAL OF PLANS

308-26-A.

APPELLANT—Thomas W. White, for Sinclair Refining Co., lessee.

SUBJECT—Application for approval of plans in accordance with resolution adopted by the board on January 24, 1928.

PREMISES AFFECTED—1117-1163 Grand street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report. Report of engineer adopted and plans approved.

THE VOTE TO ADOPT ENGINEER'S REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon	5
Negative	0
Absent	0

AREAS FIXED.

(976-27-BZ)

The chairman presented and read a communication from Philip J. Sinnott, requesting the board to fix the area deemed affected and within which to obtain consents to permit, partly in a business district and partly in a residence district, the extension in area and height of an existing garage for the storage of more than five motor vehicles; premises southwest corner of Queens boulevard and Devon place, Forest Hills, Borough of Queens.

The following area was approved by the board:

Both sides of Queens boulevard from a point 200 ft. south of premises in question to a point 400 ft. north of premises in question; both sides of Devon place from Queens boulevard to a point 200 ft. west of Kew Forest lane and the east side of Kew Forest lane from Devon place to a point 150 ft. southerly therefrom.

(114-28-BZ)

The chairman presented and read a communication from Byrnes & Buckley, Esqs., requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 4453-4459 Jerome avenue (101st avenue), Richmond Hill, Borough of Queens.

The following area was approved by the board:

Both sides of Jerome avenue (101st avenue) from 111th street (Greenwood avenue) to a point 400 ft. west of proposed garage; both sides of 109th street (Napier avenue) from Jerome avenue (101st avenue) to a point 200 ft. south of Jerome avenue (101st avenue); the west side of 110th street (Bedford avenue) and also the east side of 109th street (Napier avenue) from Jerome avenue (101st avenue) to a point 150 ft. north of Jerome avenue (101st avenue).

Adjourned 1.15 p. m.

WILLIAM J. O'GORMAN, Secretary.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 27, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon, with Deputy Chief Martin substituting.

APPEALS FROM ADMINISTRATIVE ORDERS

1077-27-A.

APPELLANT—William Crawford, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—3 East 61st street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to April 24, 1928, at

2 p. m., on written request of appellant.

1099-27-A.

APPELLANT—Standard Oil Company of New York, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—First street, bounded by Second street, Bond street and Gowanus Canal, Brooklyn.

APPEARANCES—

For Appellant: P. J. King.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon	5
Negative	0
Absent	0

694-27-A.

APPELLANT—H. Levenson, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—217-221 Main street, Tottenville, Borough of Richmond.

APPEARANCES—

For Appellant: C. T. Flatto.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(694-27-A)

WHEREAS, H. Levenson, owner, filed, June 16, 1927, an

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appeal from a decision of the fire commissioner, affecting premises 217-221 Main street, Tottenville, Borough of Richmond; and

WHEREAS, the decision of the fire commissioner, dated June 11, 1927 (No. 4554-26), reads:

"1. As building faces on one street and is two stories in height, provide a gravity tank with appurtenance of 3,500 gallon capacity elevated 20 feet above roof."

and
WHEREAS, the building is fireproof, the front portion being two stories (26 ft.) and the rear (theatre) portion being one clere story (40 ft. to top of roof truss) in height, 68 ft. 3 7/8 in. by 182 ft. 5 in. (approximately 11,550 sq. ft.) in area; OCCUPIED: 1st story (front), two stores and entrance lobby; (rear), motion picture theatre (stadium effect), seating 1,000 persons; 2nd story, offices, approximately 25 persons; and

WHEREAS, appellant contends that the existing standpipe is supplied from the 8-inch city main in Main street, which has a minimum pressure of 75 pounds per square inch and that the main is fed in both directions, and contends, further, that there is a siamese connection to the system at the street front of the building.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the requirement for the installation of the gravity tank, *on condition* that the premises shall be equipped with a standpipe system, with not less than a 4-inch connection to the city water main, and so long as the occupancy and use of the premises is restricted to the display, conduct and operation of a moving picture theatre with a seating capacity limited to 1,000 seats.

1052-27-A.

APPELLANT—Edward F. Doyle, for Montauk Holding Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—1672-1678 Broadway, Manhattan.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1052-27-A)

WHEREAS, Edward P. Doyle, for Montauk Holding Co., Inc., filed, September 26, 1927, an appeal from an order of the fire commissioner, affecting premises 1672-1678 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 26, 1927 (Order No. 21650), reads:

"1. Provide approved fireproof windows, with metal or kalameined frames, glazed with wired glass for all openings in the exterior wall above the 1st story, which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at east and north side of building, or other approved protection as per Sec. 375, Art. 18, Ch. 5, of the Code of Ordinances."

and

WHEREAS, the building is fireproof, nine stories in height, 75 ft. 10 1/4 in. by 61 ft. 10 in., irregular, in area; OCCUPIED: 1st story, stores; upper stories, offices, approximately 50 persons per story; and

WHEREAS, there are four windows on the sixth, seventh, eighth and ninth stories in the north wall of the building

within 50 ft. of the roof of a four-story building to the north and, also, two windows on each story above the first story in the northerly court wall within 30 ft. of openings in or within 50 ft. of the roof of a neighboring four-story building to the north; two windows on each story above the fifth story in the easterly wall within 50 ft. of the roof of a neighboring four-story building to the east and three windows on each story above the first story in the easterly court wall within 30 ft. of openings in or within 50 ft. of the roof of a neighboring four-story building to the east; and

WHEREAS, appellant requests the acceptance of the existing conditions as to windows, in so far as the building in question is occupied for office purposes and that the exposures in the court are approximately 18 ft. and 28 ft. away from the building in question; and

WHEREAS, the exposure based in this order on the easterly wall is in the four-story fireproof structure, all openings of said structure being fireproof.

Resolved, that the order of the fire commissioner be and it hereby is *granted*, only so far as it affects any openings not on the course of stair hall, corridors, shafts or public passageways, so long as conditions as to operation and use and the adjoining exposures remain substantially unchanged.

821-27-A.

APPELLANT—Raphael A. Egan, for C. P. M. Realty Corp., lessee.

SUBJECT—Application for reopening—amendment of resolution—re appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—705-713 Fifth avenue and 3-5 East 55th street, Manhattan.

APPEARANCES—

For Appellant: R. A. Egan.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy Chief

Martin 4

Negative 0

Absent: Commissioner Connell..... 1

THE RESOLUTION—

(821-27-A)

WHEREAS, Raphael A. Egan, for The C. P. M. Realty Corp., lessee, filed, July 16, 1927, an appeal from a decision of the superintendent of buildings, affecting premises 705-713 Fifth avenue and 3-5 East 55th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings dated June 2, 1927 (Elevator Application No. 348-27 of N. B. 355-1926), reads:

"1. The shaft of No. 2 elevator must be carried the full height.

"2. Encroachment in elevator pits of both elevators not permitted."

and

WHEREAS, the building in course of erection is fireproof, 15 stories in height, 120 ft. 5 in. in area; OCCUPANCY: showrooms, offices and 25 per cent. manufacturing; and

WHEREAS, the appellant proposes to install an elevator for a tenant extending from the basement to 2nd story (designated by the letter "E" on plans) with a door at 1st story opening to a private entrance hall from Fifth avenue, the elevator pit extends 4 ft. below the basement floor except at one corner the footings of an interior column extend 1 ft. 1 in. by 3 ft. by 2 ft. high into the pit; and

WHEREAS, this appeal was granted by the board at its meeting, July 26, 1927, as to Item No. 2, and appellant requested an amendment to include the original objection as to Item No. 1; and

WHEREAS, the appellant claims that the proposed elevator

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is for one tenant using part of the 2nd story for banking purposes and the basement for vault space; furthermore, the appellant contends that the installation of the elevator is strictly a tenant change and should be guided by the rules governing alterations; and

WHEREAS, in one corner of elevator pit there is a slight encroachment of the footings of column 58 and the elevator extends at the second story to the height of the partitions only.

Resolved, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects one single elevator installed within the banking space area for the exclusive use of the bank; the run in height of elevator shall be restricted to and between the basement and second story, on condition that the said encroachment shall not exceed an area at the base of 13 in. by 36 in.; that the top of shaft 7 ft. 6 in. above the floor of second story shall be properly protected, and that the elevator installations and equipment otherwise shall comply with the rules in all respects.

BUILDING ZONE CASES

961-27-BZ.

APPLICANT—The New York Edison Company, owner.

SUBJECT—Application re decision of the superintendent of buildings, under sections 7c and 21 of the building zone resolution, to permit in a residence district the alteration and extension of an existing transforming and electrical distributing station.

PREMISES AFFECTED—148-148½ East 40th street, and 151-153 East 39th street, Manhattan.

APPEARANCES—

For Applicant: Ernest M. Van Nordan.

For Opposition: John P. Fox.

ACTION OF BOARD—Laid over to April 24, 1928, at 2 p. m., on request of opposition.

787-27-BZ.

APPLICANT—Philip J. Sinnott, substituted for Louis A. Sheinart, for Edis Realty Co., Inc.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station (previously denied).

PREMISES AFFECTED—Northeast corner of Bay Ridge avenue and Shore road, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Laid over to April 3, 1928, at 10 a. m., for full vote of board.

976-27-BZ.

APPLICANT—Philip J. Sinnott, for McMahon Brothers, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit partly in a business district and partly in a residence district the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southwest corner of Queens boulevard and Devon place, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Laid over to April 24, 1928, at 2 p. m., for hearing.

938-27-BZ.

APPLICANT—William Shary for Danclare Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—2388-2394 Ryer avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Holland and Guilfoyle and Deputy Chief

Martin 4

Negative 0

Absent: Commissioner Connell..... 1

489-27-BZ.

APPLICANT—Joseph Preston, lessee.

SUBJECT—Application for reopening—restoration to calendar, having been previously withdrawn—re application (decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a chicken market.

PREMISES AFFECTED—101-01 Northern boulevard (Jackson avenue), Corona, Queens.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application restored to calendar and set for calendar call April 17, 1928, at p. m.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Holland and Guilfoyle and Deputy Chief

Martin 4

Absent: Commissioner Connell..... 1

THE VOTE TO RECONSIDER—

Affirmative: Chairman Walsh, Commissioners

Holland and Guilfoyle and Deputy Chief

Martin 4

Negative 0

Absent: Commissioner Connell..... 1

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners

Holland and Guilfoyle and Deputy Chief

Martin 4

Negative 0

Absent: Commissioner Connell..... 1

1050-27-BZ.

APPLICANT—William F. Doyle, for S. S. Kresge Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building occupied in part for business purposes.

PREMISES AFFECTED—2125 86th street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Herman Rosenbluth, D. G. Paston and M. R. Cheyette.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Absent 0

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THE RESOLUTION—

(1050-27-BZ)

WHEREAS, William F. Doyle, for S. S. Kresge Co., owner, filed, September 26, 1927, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a building occupied for business purposes; premises 2125 86th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 86th street is in a business district, 85th street is in a residence district and 21st avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 9, 1927 (re Applic. No. 15399-27), reads:

"1. Proposed business use extends into a residence district, which is contrary to Art. II, Sec. 3, Zoning Resolutions, and is hereby DENIED."

and
WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 40 ft. and a depth of 122 ft. at first story and 28 ft. at second story; to be occupied as a building for business purposes; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

1027-27-BZ.

APPLICANT—Edward P. Doyle, for G. & K. Investing Corp.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building (stores).

PREMISES AFFECTED—East side Bailey avenue, 153.03 feet north of Albany Crescent, The Bronx.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1027-27-BZ)

WHEREAS, Edward P. Doyle, for G. & K. Investing Corp., owner, filed, September 21, 1927, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a business building (stores); premises east side of Bailey avenue, 153.03 ft. north of Albany Crescent, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bailey avenue, south of a point 100 ft. south of West 231st street, is in a residence district; Bailey avenue, north of a point 100 ft. south of West 231st street is in a business district; West 231st street is in a business district and Albany Crescent is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 7, 1927 (re N. B. 1939-27), reads:

"1. Erection of proposed business building in residence district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 75 ft. and a depth of 49 ft., irregular; to be occupied as stores; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

947-27-BZ.

APPLICANT—Joseph A. Walsh, for Louis Berkwit, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of White Plains road 50 feet south of Mace avenue, The Bronx.

APPEARANCES—

For Applicant: William L. Morris.

For Opposition: Alderman Thomas J. McDonald, Grover C. Roach, Charles W. Cooper and Denis R. Sheil.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(947-27-BZ)

WHEREAS, Joseph A. Walsh, for Louis Berkwit, owner, filed, August 24, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises west side of White Plains road, 50 ft. south of Mace avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that White Plains road is in a business district, Mace avenue is in a business district and Olinville avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 29, 1927 (re N. B. 1435-27), reads:

"1. Erection of public garage for storage of more than five motor vehicles in business district is contrary to provisions of the Building Zone Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 150 ft. and a depth of 100 ft.: to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

1109-27-BZ.

APPLICANT—Lillian R. Walker, owner.

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SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—East side of Woodhaven boulevard, 100.64 feet south of Liberty avenue, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: William F. Doyle and Lillian R. Walker.

For Opposition: Solon Weit, Louis H. Levy, Alexander Varile, Alexander Mavrin, M. L. Blum, Samuel Potter and Irving Pottok.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Absent 0

THE RESOLUTION—

(1109-27-BZ)

WHEREAS, Lillian R. Walker, for Lillian R. Walker, owner, filed, October 13, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises east side of Woodhaven boulevard, 100.64 ft. south of Liberty avenue, Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Woodhaven boulevard is in a business district, that Liberty avenue is in a business district and that 95th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 7, 1927 (re N. B. 13226-27), reads:

"1. The erection of a building within a business district for use as a gasoline service station is contrary to Section 4 of the Zone Law.";

and

WHEREAS, it is proposed to erect an office, bury seven 550-gallon tanks and erect eight pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

540-27-BZ.

APPLICANT—Henry J. Nurick, for Abraham Goldinger, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied).

PREMISES AFFECTED—725-727 Bedford avenue, Brooklyn.

APPEARANCES—

For Applicant: F. Matthew Buermann.

For Opposition: Joseph A. Cahill, Herman Koenersberg, M. Brodey and Andrew J. Mulcare.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Absent 0

THE RESOLUTION—

(540-27-BZ)

WHEREAS, Henry J. Nurick, for Abraham Goldinger, owner, filed, May 16, 1927, denied November 18, 1927, and reopened January 31, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 725-727 Bedford avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bedford avenue is in a business district, that Flushing avenue is in an unrestricted district and that Spencer street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 5, 1927 (re App. No. 7762-1927), reads:

"Proposed gasoline station to be located in a business zone district is contrary to Art. II, 84(a) of the Zone Resolution.";

and

WHEREAS, it is proposed to erect an office, bury storage tanks and erect four pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 7g of the building zone resolution, in that he did not file the requisite consents, namely 80 per cent. of the area fixed by the board; and

WHEREAS, the board also deemed that applicant did not support his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

510-27-BZ.

APPLICANT—McCooley & Conroy, substituted for Philip J. Sinnott, for Alden Terrace Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied).

PREMISES AFFECTED—Southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO WITHDRAW—

Affirmative: Commissioner Holland and Deputy
Chief Martin 2

Negative: Chairman Walsh and Commissioner
Guilfoyle 2

Absent: Commissioner Connell..... 1

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle and Deputy
Chief Martin 2

Negative: Chairman Walsh and Commissioner
Holland 2

Absent: Commissioner Connell..... 1

THE RESOLUTION—

(510-27-BZ)

WHEREAS, McCooley & Conroy, substituted for Philip J. Sinnott, for Alden Terrace Corp., owner, filed, May 9, 1927, reopened January 31, 1928, an application, under the building zone resolution, to permit in a business district

MINUTES

the erection and maintenance of a gasoline service station (previously denied); premises southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cypress Hills road, west side, is in a business district, that Cypress Hills road, east side, is in a residence district and that Cooper avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 9, 1927 (re Plan No. 2167-27), reads:

"1. Creation of a gasoline station is prohibited in a business district by the Zoning Resolution of the Board of Standards and Appeals; and

and

WHEREAS, the premises consist of a plot of ground having a frontage of 101 ft. on Cypress Hills road and 152.23 ft. on Cooper avenue, upon which it is proposed to erect a small office and accessory store (15 ft. by 20 ft. in area), and to install the necessary tanks, pumps and piping for a gasoline service station; and

WHEREAS, after extensive argument for the variation under the principle of section 7, subdivision g; and

WHEREAS, after completion of argument by applicant's attorney, he requested permission to withdraw; and a motion was made to withdraw; vote taken and the request denied; and motion on question to grant the application was made; vote taken and application denied.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

Adjourned 6.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

RULES

RULES FOR THE TESTING OF WOOD

Pursuant to the Provision of Section 356 of Chapter 5 of the Code of Ordinances (Building Code).

(639-27-SR)

Adopted by the Board of Standards and Appeals July 22, 1927. Amended March 16, 1928.

Rule 1. Before any wood may be used for flooring or interior trim where incombustible materials are required under the provisions of section 356 of the Building Code, the superintendent of buildings must be notified promptly upon the delivery at the job of a consignment of such material. One test sample for each 2,000 feet of material will then be selected by a representative of the Bureau of Buildings, marked for identification, and forwarded to the testing laboratory, where, under the supervision of the superintendent of buildings or his representative, the samples shall be subjected to the following tests:

Before making tests of all specimens for testing shall be oven dried at a temperature of 140° F. to a point where there is no further loss of weight due to evaporation of moisture content.

A. SHAVING TEST—A mass of shavings cut fairly thick from the outside and interior of sticks of the treated wood are to be tested separately. These shavings shall be placed to a depth of two inches in a metal vessel twelve inches square, the bottom of which shall consist of a wire screen of ½ inch mesh. The shavings shall be packed down moderately to reduce the air spaces. A Bunsen yellow flame shall then be placed beneath the receptacle so that the flame is in contact with the shavings. After twenty-five seconds the flame shall be removed. The flame at no time should show higher than six inches above the top of the bed of shavings and the shavings should not be consumed in less than five minutes.

B. TIMBER TEST. Two samples ¾ inch by 1½ inches in cross section and twelve inches long shall be

laid side by side across the top of a gas crucible furnace with a pyrometer between them. The specimens shall be subjected to a flame at 1700 deg. Fahrenheit for two minutes, the test pieces shall then be removed, and the time of duration of flame and glow observed. The sticks shall then be cut through the middle at the most burned section and the area of the unburned wood measured with a planimeter. The flame must not persist longer than 15 seconds nor the glow longer than 20 seconds, and, in the case of hard woods, the unburned area should not be less than 55 per cent., nor in the case of soft woods less than 45 per cent.

C. CRIB TEST—Twenty samples are to be prepared, each ½ inch square and 6 inches long. These shall be built up on a ring support to form a crib work five tiers high, four sticks to a tier, making the crib six inches by six inches and approximately 2½ inches high. The crib shall be set six inches above a Bunsen burner to which the crib shall be exposed for a period of one minute at a temperature approximating 1200 deg. Fahrenheit. The flame must not persist more than twenty seconds after the Bunsen burner is removed, nor the glow last more than thirty seconds. The tendency of the flame to spread from stick to stick must also be noted.

Rule 2. All of the above tests shall be at the expense of the owner or contractor or other interested party.

If the tests are satisfactory the entire shipment will be permitted to be taken into the building and used. If not, the entire shipment shall be condemned and must be removed from the premises.

In general, acceptance shall be predicated upon the existence of a complete plant in full working order from which the material is shipped, and each shipment, or, where possible, each piece shall be trade marked in a conspicuous manner so that there may be no doubt as to its identity.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

PUBLIC HEARING

PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, April 20, 1928, at 2 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"—"Fire Line" Rules.

Matter in *italics* is new.

Rule 1. PLANS. A preliminary set of paper plans and cross section drawn clearly and distinctly to a scale of $\frac{1}{4}$ -inch or by permission of the Fire Commissioner $\frac{1}{8}$ -inch to the foot, for each proposed standpipe (fire line) installation or alteration, shall be submitted to and approved by the Fire Commissioner before the work in connection with the installation is started. Such plans shall show the size and location of the standpipe (fire line) risers, size and location of siamese and cross-connections, valves, tanks and connections, pumps, hose stations, lengths of hose, etc.; and the location of stairways and enclosing partitions in relation to the standpipe risers and hose stations. Upon approval of preliminary plans such number of sets of clean, corrected plans on cloth as the Fire Commissioner may require, not exceeding three (3) shall be filed for final approval by the Fire Commissioner. A certified copy of approved plans shall be forwarded to the Bureau of Buildings by the Bureau of Fire Prevention. Such application and specification forms as may be prescribed by the Fire Commissioner shall accompany preliminary plans. If an automatic sprinkler system is provided throughout the building or in any portion of the building, the plans shall include a note to this effect.

Rule 2. APPROVAL. Before acceptance all standpipe (fire lines) shall be tested for at least one hour in the presence of a representative of the Bureau of Fire Prevention to a pressure of at least 300 pounds per square inch at the street siamese, and pump supply level, or such additional pressures as may be required to give 100 pounds at the highest hose outlet supplied by such pump, except that when a change is made in a source of supply, or minor changes are made in an existing equipment previously approved, the system shall be tested to a pressure sufficient to give 50 lbs. per sq. in. at a flow of 750 gallons per minute at the highest story hose outlets.

No valves, risers, or other material portions of any standpipe (fire lines) equipment shall be covered or permanently concealed until tested and approved, in writing, by the Bureau of Fire Prevention.

When entirely completed in accordance with the approved plans, and as per test herein provided for, application shall be made to the Bureau of Fire Prevention for inspection of the completed installation. When the standpipe equipment is approved, the applicant will be so advised in writing by the Bureau of Fire Prevention.

When deemed necessary by the Fire Commissioner, sectional diagrams of the standpipe (fire line) equipment in buildings of large area or height, not more than three in number and printed on cloth in size not less than $8\frac{1}{2}$ x 11 in., shall be filed by the applicant for the use of fire companies in the district in which the premises are located.

Rule 3. STANDPIPE-FIRE LINE CERTIFICATE. The engineer, superintendent or persons in charge of the standpipe-fire line system in all buildings exceeding eighty-five feet in height shall be registered, and submit to an examination in the Fire Department. Upon evidence of fitness to properly operate and maintain the standpipe system he shall be granted a Certificate to that effect. The certificate shall contain the full name and a small photograph of the holder.

Day and night service shall be maintained in all buildings exceeding 250 ft. in height in which there is a fire pump.

Theatre buildings provided with fire pumps shall have at least one certified operator on duty during every performance. Buildings of large areas, industrial plants, amusement parks, etc., shall have at least one certified operator on duty when deemed necessary by the fire commissioner.

Rule 4. MONTHLY INSPECTION. All valves, hose, tools and other auxiliary fire appliances shall be kept in perfect working order, and at least once a month the person holding certificate of fitness shall make a thorough inspection of all the fire appliances to see that they are in perfect working order and ready for immediate use by the Fire Department. *Fire pumps shall be tested every 30 days by the person holding the certificate of fitness.*

He shall also instruct all employees under his charge in the use and practice of all auxiliary fire appliances. A detailed record of each inspection shall be kept on the premises for examination by a representative of the Fire Department.

All standpipe equipment in buildings exceeding 85 ft. in height shall be subject to a flow test with a pressure of not less than 50 lbs. at the top floor outlet, at least once in every two years, test to be conducted in the presence of a representative of the Fire Department.

Rule 5. APPROVED DEVICES. All devices approved for use in new standpipe fire line equipments shall bear the manufacturer's name and the date of and the number of the approval. Certified copies of the approval, working drawings and photographs of the device approved, shall be submitted to the administrative authority having jurisdiction for preservation as records and reference data.

Rule 6. ELEVATOR IN READINESS. In every building exceeding 150 feet in height at least one passenger elevator and in buildings in course of construction a hoist or elevator shall be kept in readiness for immediate use by the Fire Department during all hours of the night and day, including holidays and Sundays, and a man competent to operate the elevator shall be present at all times.

Rule 7. AREA OF BUILDINGS. For the application of Section 581 of Chapter 5 of the Code of Ordinances the area of a building shall be taken as the area within the exterior walls, or the area between fire walls.

When the fire walls are constructed in accordance with Section 371, Chapter 5 of the Code of Ordinances, and all openings are protected on both sides of fire wall or walls with automatic fireproof self-closing doors, the area within such fire walls or exterior walls and a fire wall, shall be considered a separate building.

Rule 8. HEIGHT. The term "height" as applied to a building or structure, means the vertical distance measured in a straight line from the curb level, to the highest point of the roof beams in the case of flat roofs, and to the average height of gable in case of roofs having a pitch of more than 20 degrees with a horizontal plane.

Rule 9. STANDPIPE EQUIPMENT shall consist of a system of piping connected to one or more approved sources of water supply and provided with sufficient number of hose outlets and hose located as hereinafter set forth, to make possible the covering of every portion of each floor area with a standpipe hose stream, except that where the 1st story or basement or both are occupied as stores without connection or communication with the entrance hall or stair enclosure to upper stories the Fire Commissioner may permit the omission of standpipe protection in such stores and, if so omitted, may prescribe such portable protection as he may deem necessary. Cellars, sub-cellars, basements, etc., shall be protected in the same manner as the stories above.

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Every standpipe (fire line) equipment shall be a Standard Wet System, except as hereinafter provided for:

(a) In any building not exceeding 40 feet in height, and 20,000 sq. ft. in area, a four-inch street supply system having one four (4) inch direct connection to a street main fed two ways or having one 4-in. direct connection to each of the two street mains on two street fronts, each main so fed that the shutting off of one main will not interfere with the supply of the other main, may be installed, provided there is a sufficient pressure in the street main or mains to maintain a minimum of twenty-five (25) pounds per square inch static pressure at the highest hose outlet.

Evidence establishing the fact that water main conditions and pressures are as required shall be submitted to the Fire Department.

Rule 10. CLASSIFICATION OF STANDPIPE-FIRE LINE EQUIPMENTS. For the purpose of these rules standpipe equipments shall be classified as:

(a) Standard Wet System in which the pipes are of sizes as specified in Section 581 of the Building Code, and in which the system is at all times filled with water from at least one standard source of supply.

(b) Four-inch street connection system, in which the pipes are of sizes as specified in Section 581 of the Building Code and the system is at all times filled with water from one or more 4-in. diameter direct connections to public water mains in the street.

(c) Automatic dry systems, in which the pipes are of sizes as specified in Section 581 of the Building Code, and are normally dry, the system being connected to a source of water supply controlled by an automatic dry pipe valve as defined elsewhere in these rules.

Rule 11. TANKS ABOVE ROOF. Construction shall be as per Section 428 of the Building Code and tank structure and supports shall be approved by the Superintendent of Buildings. The covers of all unenclosed standpipe tanks shall be conical in shape and protected with a type of roofing approved by the Superintendent of Buildings.

Rule 12. RESERVE FOR STANDPIPE. Gravity roof tanks, except as otherwise required by Rule 83, shall contain not less than 3,500 gallons of water at all times, reserved solely for standpipe fire line purposes.

When a gravity tank is to be used for both standpipe and house supply, the connection for the latter shall be made through the side of the tank above the level of the required standpipe reserve. This type of house and standpipe supply tank is preferred and recommended.

When two gravity tanks are used, one for standpipe fire line reserve and the other for the house supply, the house supply tank may be so arranged that it can only be filled by an overflow from the tank used for standpipe fire line purposes.

Rule 13. STANDPIPE AND SPRINKLER SUPPLIES. Standpipe and sprinkler supply shall be taken from one tank unless there is available 5,000 gallons of water for the standpipe system which shall be in excess of the amount of water required for the sprinkler system. Standpipe supply may be taken through the side of the tank or through the bottom provided that portion of the pipe within the tank is of brass or other non-corroding material.

Rule 14. BUILDINGS IN GROUP UNDER THE SAME OWNERSHIP AND OPERATION:

One gravity tank of at least 5,000 gallons water capacity to supply the largest unit of a group of separate and distinct buildings operating under one ownership, and located at such elevation that the bottom of the tank will be at least 20 feet above the roof of the highest building of the group, will be accepted as an adequate tank supply for the entire standpipe equipment, provided a dead riser is carried down from the bottom of the tank to an underground header system having a Post Indicator control valve for each building unit, the P. I. valves to be located as the Fire Commissioner may direct.

Rule 15. UNDERGROUND PIPING. All underground piping shall be extra heavy cast iron installed in accordance with the standard specifications of the American Water Works Association: for 4-inch lines Class C requirements shall be used, 6-inch Class D, 8-inch Class E.

Rule 16. ADDITIONAL TANKS. When, in his opinion, the area covered is excessive or the occupancy is such that an unusual fire hazard is introduced, the Fire Commissioner may require additional protection in the nature of additional tank or tanks located remote from any other standpipe tank, or additional water supply in the main gravity tank, or a fire pump and suction tank of size and capacity to be determined by the Fire Commissioner or the Board of Standards and Appeals, or a combination of any of the foregoing supplies.

Rule 17. STANDARD SOURCE OF SUPPLY. Gravity tank located so that the bottom of same will be not less than 20 feet above the roof level and of a capacity as stated elsewhere in these rules and direct connected to the standpipe equipment by pipes of the same diameter as that of the largest riser.

Rule 18. TANK FEED. Tanks shall not be fed through the standpipe fire line, but shall be fed through a separate line at least 2 inches in diameter, discharging into the top of each tank above the overflow level through the side or through the bottom, that portion of the pipe within the tank to be of brass or bronze. An electric or steam pump of sufficient capacity to deliver at least 65 gallons of water per minute at the tank shall be provided, or if the pressure in the service line is sufficient and the plumbing is such that a minimum of 65 gallons of water per minute may be delivered to the tank, connection to the house water service main in the basement, cellar or lowest story may be used instead of pump.

The sprinkler and standpipe tanks may be fed from a common source of supply, either a pump or a direct service main connection, when a ball (float) valve is provided for each tank. Floats shall be of copper.

Rule 19. OVERFLOW. An overflow of diameter at least as large as that of the the fill line shall be provided for each standpipe tank. It may be run through the bottom of the tank, provided it is of brass or bronze and has no joint inside of the tank, otherwise it must be brought through the side of the tank, 3 inches below the top (of sides). Overflows shall terminate in a 90 degree elbow not more than 24 inches above the roof.

Rule 20. EMERGENCY DRAIN. There shall be provided for each tank an emergency drain not less than 4 inches in diameter connected directly to the bottom of the tank or to the standpipe supply line above the roof, and terminating not less than 30 inches nor more than 4 feet above the roof in a horizontal run. Emergency drain shall be provided with a 4-inch O. S. & Y. gate valve located in a readily accessible position not more than 4 feet above the roof.

Rule 21. ELEVATION OF TANK. The bottom of each gravity tank used for standpipe fire line supply shall be at least 20 feet above the level of the roof. When the area of a pent house exceeds 50% of the roof area or when it exceeds an area of 2,500 sq. ft., the bottom of the tank shall be required to be not less than 20 ft. above the level of the pent house roof. In existing standpipe equipment the bottom of the gravity standpipe tank shall not be required to be more than 20 feet above the outlet in the highest story.

Rule 22. PYRAMID OR TOWER ROOFS. Where the roof of the building is designed so as to finish in a pyramid or tower form, the gravity tank shall be elevated as high as practicable, within the pyramid or tower. Provided, however, that in all cases, the gravity tank is not less than twenty (20) feet above the hose outlet in any room or space

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occupied other than for tank houses, elevator machinery or machine shop for repairing elevator machinery. Fire appliances, as may be required by the Fire Commissioner, shall be provided in such tank houses, elevator machine rooms, etc.

Rule 23. ACCESS TO TANK. Access to the top of each standpipe tank shall be provided by means of an iron gooseneck ladder of substantial construction and rigidly braced. Access to the tanks on theatre building shall be by double-rung ladders at an angle of not more than 70°, with intermediate landings every 12 ft.

Rule 24. HIGH AND LOW WATER ALARM. Every gravity tank hereafter installed for standpipe fire line purposes shall be equipped with an electric closed circuit high and low alarm as provided under Rule 88, in order that it may be determined at any time whether or not the required standpipe reserve is in the tank, except when the house supply is taken from the tank, or where the house supply tank can only be filled from an overflow of the standpipe fire line reserve tank, a high and low alarm need not be provided when an automatic tank filling pump is installed.

Rule 25. CHECK VALVE. There shall be provided in a horizontal run of pipe in the top story stair enclosure or in a heated enclosure on the main roof in the line connecting the standpipe tank with the standpipe riser an approved type swing check valve opening downstream toward riser, except that where a siamese steamer connection has been omitted under these rules, no check valve shall be required. An O. S. & Y. gate valve shall be provided on each side of the check valve and shall be sealed open in an approved manner.

Rule 26. HEATING OF TANKS. All tanks used for standpipe supply purposes shall be heated by means of steam supplied through a brass coil with brass fittings and of a type and radiating surface as prescribed by the Board of Standards and Appeals. The heater shall be fed through a 1¼-inch steam line with a 1-inch return, separately trapped. The water in the tank shall be maintained at a temperature above 40° F.

Tanks in hotels, hospitals, institutes or similar buildings using the tank supply seven days a week supplying both standpipe and house service lines shall not require heating. If in an adequately heated enclosure, interior heating of tanks shall not be required.

Rule 27. LOWEST SUCTION TANKS. Tanks shall have at least 10,000 gallon effective water capacity as specified in Schedule A, reserved for the lowest fire pump use exclusively and shall be constructed of steel or reinforced concrete, located below the grade, or lowest story if there is no cellar under the building. The Fire Commissioner may permit suction tanks to be located in a separate enclosure or building provided they are accessible and in his judgment such location will be more practicable.

Rule 28. LOWEST TANK SUPPLY. The lowest suction tanks shall be fed by a connection at least 4 inches in diameter taken direct and independent from the public street main. The supply shall be not less than 750 gallons a minute, and shall enter the suction tank above the top or through the side near the top of the tank and shall be controlled by suitable bronze ball cock and copper float.

Rule 29. SUPPORT FOR TANKS. Tanks of more than 500 gallons capacity hereafter placed in or on any building shall be supported on masonry, reinforced concrete or steel construction of sufficient strength and carried to a proper foundation as provided for in section 428, Chapter 5 of the Code of Ordinances.

Rule 30. INTERMEDIATE TANKS. The location of intermediate tanks hereafter installed shall be as directed by the Fire Commissioner and as prescribed elsewhere in these rules and each such tank shall have at least

5,000 (see Schedule A) gallons of water reserved exclusively for fire line and pump purposes. The bottom of each tank shall be at least 20 feet above the highest outlet supplied therefrom. The method of water supply to tanks, the overflow, the high and low water alarm, the emergency drain, etc., shall be as prescribed for tanks above the roof except that the overflow and emergency drain shall be connected to the drainage system of the building or discharge on intermediate roof levels.

The connection of the tank to the system shall be as hereinafter set forth:

Piping of the same diameter as the riser shall connect the tank with the riser of the portion of equipment supplied from that tank and in this connecting line in a horizontal run there shall be placed an approved swing check valve opening downward, and two O. S. & Y. gate valves, one at each side of the check valve. Each tank section shall be directly connected to the tank section above by means of piping of the same diameter as that of the largest riser and in a horizontal connecting line shall be provided an approved swing check valve opening upward, with an O. S. & Y. gate valve, at each side of the check valve, in order that water pumped into the siamese connection may enter the entire equipment of the building, and that each tank will supply only its portion of the system.

Rule 31. VALVES. All valves controlling standpipe water supply except valves at hose outlets shall be iron body brass mounted, malleable iron, or cast steel designed in accordance with specifications of the American Society of Mechanical Engineers, gate valves shall be of outside Stem & Yoke type, and shall be located in an accessible position.

Rule 32. PIPING. Materials of Construction. All new piping for standpipe fire lines shall be of genuine full weight wrought iron or steel and properly tested by the manufacturer to withstand the required water working pressures. All pipes shall be lapwelded. Where working pressures are in excess of 150 lbs. to the square inch extra heavy cast iron, malleable iron or cast steel valves, and fittings constructed in accordance with the specifications of the American Society of Mechanical Engineers, able to withstand the required water working pressure shall be provided. The standard weight fittings and valves may be used where the pressure is not more than 150 lbs. per sq. in. Fittings in horizontal runs shall have long turns. All underground piping shall be of extra heavy cast iron as required by Rule 15.

The water working pressure on piping, valves and fittings shall be determined by the total head of water plus 50 pounds at the top floor hose outlet plus a factor of safety of at least 50 per cent. Specifications as to the construction and water working pressure of all piping, valves and fittings shall be marked on plans filed with fire commissioner.

Rule 33. CONSTRUCTION. Each standpipe fire line riser shall be supported at the bottom and at every other (alternate) story, and shall be properly braced. Horizontal lines shall be supported by standard heavy wrought or malleable iron hangers attached to or extending around and over floor beams at intervals of not more than 8 ft., and at more frequent intervals if deemed necessary by the Fire Commissioner and shall be securely braced to withstand vibration. Hangers may be supported by straps or bars extending over and around bars of at least 1 in. in diameter and 12 in. in length embedded in concrete floors parallel to and at least 2 in. from the undersurface or by approved malleable iron concrete inserts. The arrangement of lines must be straight and as direct as practicable. Offsets will be permitted only when unavoidable or where necessary to install horizontal check valves. Except where flange fittings and pipes are permitted elsewhere in this rule, all joints shall be screwed joints made up thoroughly water tight with red lead, litharge and glycerine, or compressed graphite lead and boiled linseed oil, or any joint compound that shall be approved by the Board of Standards and Appeals.

In horizontal runs of piping of standpipe fire line systems, if larger than 4 in. in diameter, fittings and valves

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may be of the flange type, provided flange faces are machined true and smooth and do not show rings, sand holes or other imperfections. All joints shall be provided with proper copper gaskets.

All standpipe (fire line) equipments shall be installed in a workmanlike manner.

Rule 34. PROTECTION OF FIRE LINES. Standpipe lines when not located within a fire protected stair enclosure shall be protected against interior fire damage by means of at least one inch asbestos covering, or a covering of expanded metal lath and three-quarters inch Portland cement plaster or by a 2 in. terra cotta block encasement.

Rule 35. FROST PROTECTION. Standpipe lines shall be properly protected from freezing in the following manner:

One wrapping of tar paper equivalent to Asphalt Saturated Wool Felt paper weighing 12 lbs. per 100 sq. ft.

Three (3) layers of standard 1 in. high grade "long cows' hair" felt interposed and covered with one (1) layer of builders' paper equivalent to red rosin sized sheathing paper weighing 40 lbs. per 500 sq. ft.

One (1) covering of 8 oz. canvas, painted with two (2) coats of waterproof paint.

All wrappings to be independently applied and securely fastened in place with heavy jute twine. Circumferential and longitudinal joints to have at least a 2 in. lap staggered with adjacent layers and opposing leakage to the hair felt.

In groups of pipes each water pipe is to be wrapped separately with the tar paper, but subsequent layers of felt and paper may be applied collectively if space does not permit of individual wrapping.

Where a heating pipe is one of the group, the wrapping should be applied so that the hot line would serve all pipes in the enclosure. The initial wrapping of tar paper around each water pipe should be applied with laps down and the whole group wrapped with tar paper with laps up. If due to the position of the hot line sufficient air space would not insulate the hair felt, then protection to be effected by suitable separators, or a wrapping of asbestos paper instead of the tar paper around the group.

On vertical pipes particular provision to be made to prevent slipping and tearing of insulation due to its weight.

To prevent slipping away of insulation at point of entrance of pipes into a tank, and to shed leakage from slip joints, a 16 oz. duck to be provided, doubled and securely fastened to bottom of the tank overlapping inside and outside the insulation of the group for a distance of 18 in. below the tank. This duck to be well coated with paint. Loose hair felt to be packed about connection at tank bottom to safeguard against settling.

Rule 36. NUMBER OF RISERS. Each building fronting on more than one street shall have at least one riser for each street front. For the application of this rule a corner building shall not be considered as facing on more than one street when it is on but one corner. In all cases regardless of area or location there shall be a sufficient number of risers, so that any portion of each floor area may be covered by the stream from a standpipe hose not exceeding 100 ft. in length.

Rule 37. FIRE TOWER RISER. Each standpipe riser shall be located within a stair enclosure and one riser must be located in main stairway or fire tower.

Where impracticable to locate a riser within the stair enclosure, the Fire Commissioner may permit it to be located immediately adjacent to a stair enclosure, public corridor or other suitable place.

Rule 38. HOSE STREAM ALLOWANCE. Not more than 10 feet will be allowed for the throw of hose stream, except where the static pressure at the hose outlet is 15 lbs. or more, when 20 ft. will be allowed.

Rule 39. SIZE OF CROSS-CONNECTION. Where there are two or more risers in a standpipe (fire line) equipment, all risers shall be cross-connected by piping of a diameter at least equal to the diameter of the largest riser, but in no case shall the cross-connection be less than five inches.

Rule 40. FIRE PUMPS. Where Required:

(a) In every building hereafter erected exceeding 250 ft. in height, as described in Schedule A, an electric centrifugal fire pump shall be kept in readiness for immediate use of the Fire Department during all hours of the night and day, including Sundays and holidays.

Rule 41. ARRANGEMENT AND SUPPLY OF FIRE PUMPS. Fire pumps shall be connected to the standpipe systems and have a capacity of 750 gallons of water per minute at a pressure of from 50 to 80 lbs. Fire pumps shall draw from steel or reinforced concrete suction tanks. For the purpose of testing fire pumps a 4 in. diameter branch shall be taken from the discharge line at the pump side of the check valve and run to the suction tank over the side or through the side above the overflow level. From this branch there shall be taken a 4 in. line with an approved type pressure relief valve, extending to the tank in a manner similar to that of the 4 in. test line. In the 4 in. test line between the 4 in. relief branch and the tank there shall be placed an O. S. & Y. gate valve, which shall be kept closed except during a test of the fire pump. In the line from the fire pump to the standpipe risers and beyond the test branch there shall be placed an approved type check valve in a horizontal position and also an O. S. & Y. gate valve, the latter to be open except when the fire pump is undergoing test. A pressure gauge shall be provided and connected to the discharge line of the pump.

The piping connecting discharge from fire pumps shall be of same diameter as the main riser.

Rule 42. NUMBER AND LOCATION OF FIRE PUMPS.

SCHEDULE A

Height from Uppermost Hose Outlet to Grade	Total No. of Pumps Required	Approximate Location of Pumps			
		1st Pump	2nd Pump	3rd Pump	4th Pump
			Above level of First Pump	Above level of First Pump	Above level of First Pump
250' to 400'	1	Below grade level			
401' to 500'	2	Below grade level	200' to 250'		
501' to 600'	2	Below grade level	250' to 300'		
601' to 700'	3	Below grade level	200' to 250'	400' to 500'	
701' to 800'	3	Below grade level	250' to 300'	500' to 600'	
801' to 900'	4	Below grade level	200' to 250'	400' to 500'	600' to 750'
901' to 1000'	4	Below grade level	250'	500'	750'

Rule 43. FIRE PUMPS IN BUILDINGS EXCEEDING 1,000 FEET. All buildings exceeding 1,000 feet from grade level to uppermost supply tank shall be provided with a fire pump for every 250 feet of elevation above the centre line of the lowest pump.

Rule 44. TANK CAPACITIES. Suction tanks supplying the first or lowest pump shall contain not less than 10,000 gallons reserved for fire pump. Intermediate tanks and uppermost supply tanks for building between 250 and 400 ft. as described in above schedule shall contain not less than 5,000 gallons reserved for fire pump. Uppermost supply tanks in buildings not exceeding 250 ft. shall contain not less than 3,500 gallons reserve for standpipe fire line.

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Rule 45. **TANK STRAINERS.** All supply tanks shall be provided with proper strainers at pump and riser intake lines.

Rule 46. **CENTRIFUGAL FIRE PUMPS.** Fire pumps installed under these rules shall have a capacity of 750 G. P. M. and shall be of the multi-stage motor driven Centrifugal type designed, constructed and installed to render the highest possible efficient and reliable fire service.

The pumping equipment shall be adaptable for heavy duty service having all parts of ample strength with liberal water passage and all working parts exposed to corrosion of phosphor bronze.

The pumps shall be fitted with fire fittings consisting of capacity name plate, pressure gauges, relief valves, hose manifold and three (3) approved 2½ in. hose valves with Standard Fire Department male threads. Fire pumps shall take suction supply under a head of water and in no case shall there be less than six (6) feet between water level in tank and centre line of pump.

The pump specifications shall be within the uniform requirements of "The National Standard" as adopted by the following associations:

Associated Factory Mutual Companies,
National Board of Fire Underwriters,
or as approved by the Board of Standards and Appeals.

Fire pumps to be designed to operate at not less than five (5) pre-determined speeds to give five (5) pre-determined pressures which will insure a maximum pressure of 80 lbs. and a minimum pressure of 50 lbs. throughout the building.

Fire pump equipment shall be so designed that it will operate normally at least five (5) speeds to provide a minimum of 50 lbs. pressure, and where more than one pump is required it shall be capable of pumping to the level of the next highest pump station in case of breakdown of intermediate pumping unit.

To provide for this standby service the fire pump shall run at nine (9) pre-determined speeds, namely, five (5) for continuous service and four (4) for standby service.

Rule 47. **GENERAL SPECIFICATIONS.** Pumping equipment shall be free from defects in design, workmanship and material and shall give proper and continuous operation under the conditions of service specified and shall be subject to approval of the Board of Standards and Appeals.

Materials entering into construction of this equipment shall be the best quality of their respective kinds and all parts shall be amply proportioned so as to be adaptable for heavy duty service.

CASING: Casing shall be of close grained cast iron and divided horizontally, and having suction and discharge connections in the lower half, so that the top casing can be removed without breaking water connections. Casing shall have in addition to flange bolts, additional heavy bolts inside of flange to prevent leakage between stages. Casing shall be tested and guaranteed to withstand pressure 50% in excess of working pressure.

SHAFT: Shaft shall be made of best grade nickel steel and shall be ground all over to close limits and a high finish.

IMPELLERS: Impellers shall be of the enclosed type of best grade of phosphor bronze finished all over.

WEARING RINGS: Shall be of phosphor bronze and of renewable labyrinth or other equal type. Impeller wearing rings shall be securely attached to impeller, and casing ring shall be securely locked in the casing.

SHAFT SLEEVES: Shaft sleeves shall be of bronze and extend through stuffing boxes to protect the shaft from corrosion and wear from the packing.

BEARINGS: Bearing brackets shall be of the best grade of close grained cast iron and securely bolted to the lower half of the casing.

Bearing brackets shall contain cast iron bearings lined with high grade babbitt and shall be removable. Each bearing shall be equipped with two oil rings to insure proper lubrication.

COUPLING: Coupling shall be of best grade cast iron finished all over and keyed to shaft. The two halves shall be connected by coupling pins, transmitting power through rubber bushings, vulcanized on steel sleeves.

STUFFING BOXES: Stuffing boxes shall be of sufficient depth to prevent excessive leakage and shall contain water seal rings of bronze.

PACKING: Packing shall be held in place by bronze glands horizontally split and bolted together.

BED PLATE: Bed plate shall be of cast iron of heavy box type and provided with finished pads to which the pump is bolted and doweled. Foundation bolt rings shall be drilled for foundation bolts. Jack-screw pads to be cast with bed and jack-screws furnished to assist in aligning. Bed plate shall be provided with ample drip rims, drilled and tapped for piping connections on both ends.

PAINTING: Pumps shall be painted, filled, rubbed down to an even surface and finished with a drab steel-color machine paint, and the inside of the oil reservoirs in the bearing brackets to be painted white with a special oil-resisting paint.

TESTING: Pumps shall be tested at the plant of manufacturer to prove that they can fulfill requirements of specifications and guarantees made.

Rule 48. **SPECIFICATIONS FOR ELECTRICAL CONTROL AND OPERATION OF FIRE PUMPS.**

MOTOR: (a) Direct-current motors must be of the shunt or cumulative compound wound types. The speed of the motor at no load must not exceed the speed at full load by more than 10%.

Alternating current motors shall be of a slip ring type that will surely start and attain full speed under the current supply conditions where pump is to be installed. Approval of fire pump installations will be contingent on proper attention being given to the features mentioned herein.

(b) Motor must be of such capacity and design that at rated voltage its full load ampere rating will not be exceeded when the pump it drives is delivering its rated output at specified pressure and speed, and when running under this load continuously or until no further rise in temperature occurs. The rises in temperature at its various parts above the temperature of the surrounding air must not exceed 40° C. except that the rise in temperature in the field of a D. C. motor may be as much as 50° C. as permitted by the standardization rules of the American Institute of Electrical Engineers. Motor designed for a temperature rise not exceeding 40° C. when carrying its rated full load continuously must be able to carry an overload of 25% for two hours immediately following a full load run without a temperature rise at any part exceeding 55° C. Motor must be able to withstand a momentary overload of 50% without injury. No electrical or mechanical weakness should develop during these tests.

(c) Motor and control apparatus must be protected from water coming from possible leakage, or breakage of any connection at the pump or other piping in its vicinity, including hose lines which may be connected to the pump.

(d) Motor windings should be thoroughly impregnated with waterproofing compound.

(e) Bearing shells and caps for motors shall be of the split type on at least the driving end, to permit removal and replacement without disturbing the motor or shaft after installment.

VARIABLE SPEED CONTROL OF MOTORS shall be provided. Not less than five stages of speed variation will be permitted.

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AUTOMATIC STARTERS will not be permitted except as provided for under Rule 86 (Theatres, etc.) of Standpipe Fire Line Rules.

CONTROLLING EQUIPMENT: The following specifications cover the construction and installation of controlling equipments of manually operated devices for the control of electric motors driving fire pumps.

In materials, details of construction, test and installation, except as modified or supplemented by these requirements, all parts of the equipment shall comply with Chapter 9 of the Code of Ordinances.

All equipments shall be specifically approved for fire pump controlling purposes.

DESIGN: (a) The design of all parts must be such as to secure simplicity, strength, durability and ease of operation.

(b) All parts must be mounted on one or more panels of slate or marble, supported in a substantial manner on an iron frame, and the entire equipment must comply with the requirements for switchboards in Chapter 9 of the Code of Ordinances.

(c) All parts, such as bearings, cams and latches, the operation of which is liable to be interfered with by corrosion, must be made of phosphor bronze or similar metal, except where magnetic qualities are essential. Springs must be of phosphor bronze or similar metal, or protected against corrosion in an approved manner.

OPERATING MECHANISM: (a) The operation shall be such that the motor is directly started by a single lever, which, except in auto starters or compensators, shall be arranged to move in one direction from the initial to the final position.

(b) Electrical actuating devices will not be approved.

(c) Where direct current is used, an auxiliary field resistance may be provided which can be used to increase the motor speed 10 per cent.

RESISTANCES: Starting resistances must be, unless inside of the motor, of the grid type, and comply with the requirements of starting duty rheostats as given in Chapter 9 of the Code of Ordinances.

AUTO STARTERS OR COMPENSATORS: These devices must comply with the requirements of these rules and also with those of Chapter 9 of the Code of Ordinances for the construction of auto starters.

OVERLOAD PROTECTION: (a) Each motor lead must be protected by a circuit-breaker. With direct current motors, leads must be protected by a single-pole circuit-breaker in each lead, or by an approved double coil, double pole circuit-breaker so designed that each pole must be closed independently of the other.

(b) Circuit-breakers to be calibrated to 400 per cent of normal motor current, and with squirrel-cage motors must be equipped with time-element devices.

(c) No fuses nor other overload release devices except circuit-breakers are permitted, except in instrument and pilot light leads.

WIRING: All wiring shall be installed in rigid iron conduit.

SWITCH: An approved knife switch for independent sources of supply must be provided, having one pole for each supply wire in circuit.

PILOT LAMP AND INSTRUMENTS: (a) A pilot lamp connected on the motor side of the circuit-breaker must be provided to indicate the presence of voltage on the line.

(b) A voltmeter and ammeter must be provided and suitably mounted and connected as a part of the control equipment.

MARKING: (a) A name plate must be provided giving the name of the manufacturer and the rating of the equipment in volts and amperes.

(b) All line and motor terminal connections must be suitably marked so that they can be readily identified.

CONTROL PANEL: The control panel shall be constructed of a high grade of electrical slate or marble or other approved material except when panel is in a fireproof room and not subject to mechanical injury an enclosing cabinet shall not be required.

The supporting frame shall be so arranged that the bottom of the panel will not be less than 24 inches above the floor.

INSTALLATION OF APPARATUS: The control panel shall be located close to and within sight of the motor. If a pump room used for no other purpose and containing no other apparatus except the fire pump, its motor and its accessory appliances, is provided, the controlling equipment shall be placed in this room.

The control panel shall be so protected that it will not be injured by water escaping from pump or connections.

Except where special permission is granted by the Fire Commissioner the controlling equipment shall be protected from mechanical injury by one of the following methods:

(a) Grille or lattice partitions so placed as to completely enclose the control panel and starter.

(b) The entire equipment of the panel and starter may be enclosed at the sides, front, back and top in a thoroughly substantial, ventilated sheet iron or steel cabinet of not less than No. 12 U. S. metal gauge in thickness with hinged doors with glass panel in front of pilot light.

TEST OF EQUIPMENT: The entire equipment shall be subject to test and inspection by representatives of the Fire Commissioner.

POWER SUPPLY: Where the power supply can be obtained from two separate street feeders, two separate and distinct services shall be installed.

Isolated Plant: Where the source of supply is an isolated plant located in the building an auxiliary service of sufficient capacity shall be obtained from some outside source.

Transmission Lines: (a) The lines between the power plants and the pump room must be of such number, so arranged and so located that there will be small chance of an interruption of service to the motor, due to accident to the lines. All wiring in the pump room must be in approved conduit.

Where the valves involved are large and the crippling of this pump service would seriously affect the protection of the property, at least two separate lines from the power plant or plants to the pump installation shall be provided. The lines must be run by separate routes or in such manner that a failure of both at the same time will be only a remote possibility.

Where current is taken from an underground Edison 3-wire system it will be considered that two independent lines have been provided if connections are brought into the pump room from two street mains or feeders not terminating directly in the same junction box.

(b) Each line between the power plant and pump room shall be of such size that its safe carrying capacity as given in Chapter 9 of the Code of Ordinances will not be exceeded by the load carried.

Where direct current motors are used, the voltage at the motors must not drop more than 5 per cent below the voltage rating of the motors when the pumps are being driven at rated output, pressure and speed, and the lines between motors and power stations are carrying their peak loads.

When alternating current motors are used, the voltage at the motors under these same conditions must not drop more than 8 per cent below the voltage rating of the motors.

(c) The overload protective devices at the power plants, and where provided at various points on the lines, must be of such rating and so set that they will open the circuit only under short circuit conditions.

Approved fuses may be used, if desired, except for the protection of the pump motor where circuit breakers are required. The fuses, however, must be of such size that an overload or short circuit at the motor or its control ap-

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paratus will not cause them to open the circuit, but instead, the circuit breaker protecting the motor.

TRANSFORMERS: Where it is necessary to install transformers they shall be installed in accordance with Chapter 9 of the Code of Ordinances.

Rule 49. SIGNALLING DEVICES. All buildings where variable speed control of fire pump motors is required shall be equipped with an approved coded closed circuit signalling system. The signalling stations shall be located one on each floor at main riser. This system shall be so arranged that a coded signal can be transmitted to the pump rooms. An eight-inch gong shall be provided in all pump rooms and at such other locations as the Fire Commissioner may direct. All apparatus used in connection with the signalling system shall be of an approved type and installed as outlined in rules governing the installation of interior fire alarm systems.

A card of instructions shall be placed in the pump room giving code numbers of signalling stations, the pressures obtainable at different speeds of the motor and such other information that the Fire Commissioner may direct.

Rule 50. RELAY STANDPIPE SYSTEM. All buildings hereafter erected exceeding 400 feet from grade to highest hose outlet shall be provided with an intermediate combination gravity and suction standpipe supply tank and a fire pump as required under Schedule A.

Each tank shall have at least 5,000 to 10,000 gallons of water reserved for the fire lines and shall be connected to the fire line system as described in Rule 30 for intermediate tanks except that in addition to the requirements of Rule 30, there shall be provided a long turn by-pass 8 inches in diameter around the tank check valve and the O. S. & Y. gate valves. An 8-inch O. S. & Y. gate valve SEALED CLOSED shall be provided in the by-pass line.

Each tank shall be provided with overflow and emergency drain lines as required in Rules 19 and 20, except that such lines shall drain to roof of set backs on building, or into house drain lines providing the house drain line or lines are equal in sum total to the sum total in diameter of the drain lines.

The fire pump shall have a capacity of not less than 750 gallons of water per minute and shall deliver through the standpipe main feed riser at a pressure not less than 50 lbs. to the square inch at the highest hose outlet fed by said pump.

The fire pump shall be located on a raised base at least 24 inches above the floor and on the floor below the supply tank, with the suction line as direct as practicable.

The pump discharge line shall be connected to the main feed riser feeding up, and outside the horizontal tank check valve line, and the upward swinging check valve in the main riser. An O. S. & Y. gate valve shall be provided at a point between the pump discharge connection and the upward swinging check valve SEALED OPEN.

The fire pump and motor shall be located in a watertight room as close to fire tower as practicable, properly drained by a 3-inch line to house drain or scuppers in exterior wall. The electric switch controlling the motor shall be marked on panel "FIRE PUMP SWITCH" in 1 inch white letters on a red background.

Rule 51. NUMBERING ON VALVES. All gate valves on tanks, fire lines and pumps shall be numbered by 3-inch red metal disc with white numbers 2 inches high secured to wheel of valves.

Rule 52. PUMP ROOM DIAGRAM. A white and black print drawn to a scale of one-quarter inch to the foot shall be provided in a glass frame showing the tank, fire pump, all pipe lines and valves. The number of each valve shall be shown in addition to purpose of each water line.

The blue print shall include instructions as to method of starting and operating pump, closing main line, gate valve and opening by-pass valve.

Rule 53. FIRE LINE TELEPHONE. A telephone shall be provided in each pump room and every second floor at main riser with connections from and to every fire pump and main hallway on first story. Such telephone may also be used by house engine room force.

The telephone bell in each fire pump room and telephone station shall be of approved type 6-inch vibrating bell.

Rule 54. MAIN LINE EMERGENCY CONTROL VALVES IN BUILDINGS OVER 400 FEET IN HEIGHT (per Schedule A). At the base of the main feed riser or below the hose outlet valves on the first story; at each pump room elevation, and at each approximate one-third the height above the fire pump elevations and the pump or roof tank next above, there shall be provided O. S. & Y. emergency control valves in the main feed riser properly numbered and shown on the fire pump blue print heretofore described.

Rule 55. EMERGENCY TOOL BOX. Where fire pumps are required under these rules there shall be provided in each pump room an emergency fire department tool box, painted a fire department red, with 3-inch white letters reading, "Emergency fire line tool box." The box shall be secured to the wall and be fitted with a fire department lock and contain the following:

1—3-foot Stillson wrench.

4—2½-inch plugs with pipe threads.

4—2½-inch caps with pipe threads.

2—Spanner wrenches of Fire Department pattern.

4—2½-inch double female hose connections, with Fire Department threads.

Rule 56. EMERGENCY AND TESTING HOSE. Where fire pumps are required under these rules there shall be provided in each pump room not less than two 50-foot lengths of rubber lined 2½-inch hose, of Fire Department quality, and one 1½-inch nozzle of controlling type. All couplings to be of Fire Department pattern and threads. Hose shall be supported by hooks secured to enclosure walls of pump room.

Rule 57. LOCATION OF LOWER FIRE PUMP IN RELATION TO HORIZONTAL LINE CONTROL VALVES. In a single main riser system the fire pump discharge line to riser shall be as short as practicable.

In a two (2) main riser system the pump discharge line to cross connection shall be located between the two risers. An emergency gate valve of the O. S. & Y. type, sealed open, shall be provided in the cross-connection on each side of the discharge line connection.

In a three (3) main riser system the pump discharge line shall be connected to the cross-connection on each side of the central riser. Three (3) emergency gate valves as above shall be provided as follows: One (1) at the base of the central main riser and one (1) on each side of the discharge line connection on the riser side.

In a four (4) main riser system the pump discharge line to the cross-connection shall be centrally located so as to provide two risers on each side of pump connection. An emergency gate valve shall be provided in the cross-connection on each side of the discharge connection.

In a five (5) main riser system the pump discharge line shall be connected on each side of the third, or central riser, and shall be provided with gate valves located as described in a 3 riser system.

In a six (6) main riser system the pump discharge line shall be centrally located so as to provide three risers on each side of pump connection and shall be provided with gate valves located as described in a two and four riser system.

For the purpose of this rule a main riser is any vertical riser other than a branch riser with not more than three (3) hose outlets above the cross-connection.

Rule 58. EMERGENCY SAFEGUARDS. For the purpose of prolonging the use of the standpipe fire lines in

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case of failure or break, it is necessary to provide and properly locate emergency gate valves of the O. S. & Y. type as follows:

Rule 59. EMERGENCY VERTICAL LINE CONTROL VALVES. All standpipe fire line systems hereafter installed in buildings over four (4) stories or 50 ft. in height shall be provided for as follows: In a single main riser system an O. S. & Y. gate valve shall be provided below the first story hose outlet. If the interior stairway extends from hallway on first story to cellar the gate valve shall be located within the stairway enclosure below the first story level.

A two-way 2½-inch hose outlet tee with two 2½-inch approved valves shall be provided in all main risers 6 ft. to 7 ft. above floor or stair landing level of first story with the O. S. & Y. control valve below the outlet tee.

Where a single main riser system or a main riser feed system is installed and the uppermost hose outlet exceeds 150 ft. above grade level there shall be provided in such riser O. S. & Y. gate valves, in addition to the gate valve below the first story hose outlet at approximately the level above grade hereafter specified.

SCHEDULE B

Height from Uppermost Hose Outlet to Grade	Total Number of Valves Required	Approximate Location of Valves Above Grade					
		1st Valve	2nd Valve	3rd Valve	4th Valve	5th Valve	6th Valve
150' to 200'	2	Below the 1 sty. outlet	75'				
200' to 250'	3	"	75'	150'			
250' to 300'	4	"	75'	150'	225'		
300' to 400'	4	"	75'	150'	225'	300'	

Rule 60. UPPER CROSS-CONNECTION EMERGENCY CONTROL VALVES. When a two (2) main riser system is installed there shall be provided O. S. & Y. emergency gate valves between the risers in each cross-section, located within the stairway enclosure when practicable, or as near the door to main stairway of fire tower as practicable, and where the uppermost hose outlet exceeds 150 ft. above grade, the risers shall be provided with O. S. & Y. gate valves as described in Schedule B.

Where a three (3) main riser system is installed there shall be provided O. S. & Y. gate valves between any two of the risers in each cross-connection and one in the central riser at each cross-connection.

Where a four (4) main riser system is installed there shall be provided O. S. & Y. gate valves in each cross-connection between the 2 central risers, so as to provide 2 risers on each side of control valves.

Where a five (5) main riser system is installed there shall be provided O. S. & Y. gate valves between the second and third central riser in each cross-connection and one in the central riser at each cross-connection as described in a 3 riser system.

Where a six (6) main riser system is installed there shall be provided O. S. & Y. gate valves centrally located in each cross-connection so as to provide 3 risers on each side of gate valve—as described in a two and four riser system.

Where the building is provided with a fire pump as required by the Rules the gate valves required in the lowest cross-connection shall be located as described under location of Fire Pumps and Horizontal Line control valves.

Rule 61. MAIN RISER CONTROL VALVES ON BUILDINGS UP TO 400 FT. IN HEIGHT. Where the uppermost hose outlet exceeds 150 ft. above grade, the riser located in the main or most central stairway shall be provided

with O. S. & Y. gate valves in said riser as described in Schedule B for buildings up to 400 ft. in height.

Rule 62. FIRE TOWER RISER. Where the building is provided with an exterior enclosed fireproof stairway or fire tower the main riser shall be installed in such stairway and properly protected from freezing in accordance with these rules unless stairway is adequately heated.

Rule 63. VALVE SEALED OPEN. All O. S. & Y. gate valves shall be located in an accessible position and be sealed open in an approved manner.

Rule 64. LADDERS TO VALVES. Where the gate valve is more than 7 ft. above any floor or stair landing a single rung iron ladder with ½-inch rungs and not less than 10 inches between strings shall be provided at each gate valve properly secured at top and bottom.

Rule 65. VALVE SIGNS. Where the gate valves on the upper cross-connections are not located in the stair-enclosure, a sign with red background and white letters not less than 3 inches high shall be painted on the face of the wall within the stairway enclosure on the story where the gate valve is located, which shall read as follows: "STANDPIPE CONTROL VALVE NO. 0 IN LOFT."

Where a standpipe riser is located in a fire tower a sign with red background and 3-inch letters as above shall be painted on the wall at fire tower exit door, which shall read: "STANDPIPE IN TOWER," except on that story on which the emergency control valve is located, there the sign shall read: "STANDPIPE CONTROL VALVE NO. 0 IN TOWER."

Rule 66. VALVES NUMBERED. All emergency control valves shall be numbered by means of a metal disc not less than 3 inches in diameter painted red with a white number not less than 2 inches high and shall be secured to wheel of valve by chain or metal clamp.

Rule 67. FIRE LINES PAINTED. All standpipe lines not located within a stairway enclosure or public corridor and including the siamese connection street riser wall collars and caps shall be painted a Fire Department red.

Rule 68. SIAMESE CONNECTIONS FOR FIRE DEPARTMENT USE. Each standpipe system shall be provided with one or more approved type 3 inch x 3 inch inlet siamese connections for use by the Fire Department as hereinafter set forth. When a building faces on but one street and has a frontage of less than 250 ft. and requires but one four (4) inch diameter standpipe riser one siamese connection shall be provided; where the street frontage exceeds 200 ft. in length and requires but two four (4) inch diameter standpipe risers two siamese connections shall be provided for each 200 ft. of street frontage or fraction thereof. Buildings exceeding 250 ft. in height shall have not less than two siamese steamer connections for each riser and buildings not more than 250 ft. in height shall have at least one siamese connection for each 6 inch riser. Buildings having frontages on more than one street shall have a siamese connection on each street front when the frontage is not continuous but in all cases where more than one siamese connection is required they shall be properly distributed as the Fire Commissioner may direct and not grouped.

Rule 69. SIAMESE HEADERS. Siamese headers shall be independent of each other and lead as direct as practicable to riser or cross-connection header. There shall be at least 2 siamese for every 8-inch riser and at least 1 siamese for every 4 or 6 inch riser. Where there is more than one riser, the siamese headers shall divide on each side of any emergency control valve in the cross-connection, and such headers shall be equal in sum total, to the sum total of all risers on either side of the emergency control valves.

No siamese header shall be larger than 6 inches. Siamese risers when extending through sidewalk shall be of bronze

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or fitted with a brass sleeve, packed with a waterproof compound between sleeve and riser.

Rule 70. SIAMESE OMITTED. Any building, other than theatre with stage, not over 45 feet in height shall not be required to have a siamese connection except when such building is on a water-front or when it is one of a group of buildings and has a cross-connection to the standpipe equipment in one or more of the other buildings.

Rule 71. LOCATION. Each siamese connection placed on the street front of a building shall be located not less than 18 inches and not more than 36 inches above the sidewalk level and shall be set in a horizontal position and shall be readily accessible for Fire Department use. Each siamese shall have cast in the body on top or on wall plate, in letters at least 1 inch in length and not less than $\frac{1}{8}$ inch in depth, the word "STANDPIPE."

The piping connecting the siamese with the standpipe equipment proper shall be not less than 5 in. in diameter where there are two or more 4 in. risers and not less than 6 in. in diameter for risers of 6 and 8 in. diameter. When there is but one 4 in. riser, connection from siamese may be 4 in. in diameter.

Rule 72. SIAMESE CHECK AND DRIP. In each line between the siamese connection and the standpipe system there shall be placed an approved type swing check valve located where practicable within 10 feet from the building wall. Between the siamese and its check valve there shall be placed a $\frac{3}{4}$ -inch automatic ball drip of an approved type which will close under a pressure of not more than 7 lbs. per square inch.

Rule 73. SIAMESE CONNECTIONS FOR FIRE-BOAT USE, EXCEPT WHERE THE SOURCE OF SUPPLY IS FROM THE STREET MAIN DIRECT. Siamese connection on piers or warehouses, etc., intended for fireboat use exclusively shall be $3\frac{1}{2}$ in. x $3\frac{1}{2}$ in. at inlets with Fire Department female thread. Between siamese and the system proper there shall be an approved type swing check valve, and between the check valve and the siamese either a $\frac{1}{2}$ -in. open drip without valve or cock, or a $\frac{3}{4}$ -in. automatic ball drip of approved type closing under a pressure of not more than 7 lbs. per sq. inch. Where systems have both fireboat and pumper siamese the pumper (land) siamese shall have male connections and shall be without clappers, but shall have on each inlet a 3 in. gate valve with Fire Department male thread for hose connection. Check valve shall not be provided for the land end siamese.

Rule 74. HOSE OUTLETS. When practicable all hose outlets shall be placed within a stair enclosure. They shall be $2\frac{1}{2}$ in. in diameter, set not less than 5 ft. nor more than 6 ft. above the floor or landing as the case may be. Outlets and racks shall be located above the floor or landing and shall not be over a run of stairs or in a stair well. When impracticable to place hose outlets within the stair enclosure, the Fire Commissioner may permit them to be located immediately adjacent to a stair enclosure, in a conspicuous place, in which case there shall be painted upon the stair side of the wall of the stair enclosure a conspicuous sign in letters not less than 8 in. in height and 5 in. in width indicating the location of the outlet. Where there is a 4-in. riser system its termination above roof shall be a $2\frac{1}{2}$ -in. outlet hose valve properly capped.

Rule 75. MAIN ROOF OUTLETS. All 6 and 8-inch main riser systems shall extend to the highest roof level, and be provided with not less than three $2\frac{1}{2}$ -inch hose gate valve manifolds, with male threads. Roof outlets shall be located not less than 24 ins. nor more than 5 ft. above the roof and each valve shall be provided with regulation $2\frac{1}{2}$ -in. Fire Department caps. Where roof outlets cannot be located with-

in a heated stair enclosure, the control valve shall be located below the roof and shall have a long stem extending above the roof with a wheel handle at the upper end. Between the long stem valve and the roof outlet there shall be a $\frac{1}{2}$ in. open drip extending to a sink or a $\frac{3}{4}$ in. automatic ball drip of approved type.

In buildings not exceeding 40 ft. in height hose outlets above roof shall not be required.

Each outlet other than roof outlet shall have attached thereto $2\frac{1}{2}$ in. unlined linen hose of lengths as stated elsewhere in these rules, except that in buildings or premises that do not contain occupancies storing, handling or using inflammable motion picture films or nitro cellulose products, and which are not classified as hazardous, the Fire Commissioner may permit in addition to the $2\frac{1}{2}$ -inch outlet the installation of $1\frac{1}{2}$ in. unlined linen hose and valve.

Rule 76. SPANNER WRENCH. A spanner wrench shall be provided at each hose outlet valve, which shall be of the goose-neck Fire Department pattern.

Rule 77. BRANCH LINE SIZE. No branch line may be less than 4 in. in diameter, except that any branch from a riser or cross-connection to but one hose outlet may be $2\frac{1}{2}$ in. if not over four (4) feet in length, and may be 3 in. in diameter if not more than twenty-five (25) feet in length.

Rule 78. NOZZLES. All $2\frac{1}{2}$ -in. fire hose shall be provided with approved smooth bore nozzles 15 in. in length, the outlet at the tip to be not less than 1 in. nor more than $1\frac{1}{8}$ in. in diameter.

Rule 79. HOSE. Hose shall be approved unlined linen. There shall not be more than 100 ft. of hose at any outlet, as required by Section 581, Chapter 5, Code of Ordinances. No single length of hose shall be less than 50 ft.

All hose used in connection with the standpipe fire line system shall be at least equal in material and construction to the type of hose bearing the approval label of the National Board of Fire Underwriters.

Rule 80. COUPLINGS. Hose couplings for standpipe shall be equal to hose couplings of the regular Fire Department pattern and thread.

Rule 81. RACKS. All standpipe hose shall be suspended from racks of stamped steel, malleable iron or other metal equal thereto, of approved swing type, so designed and constructed that they will permit of ready and easy release of hose for use. The racks shall be supported securely and substantially from standpipe risers or wall, except that where a cast nipple of non-corroding material is screwed into the hose outlet valve the rack may be suspended from said nipple. The minimum thickness of nipple to be $\frac{5}{16}$ in. In no case will automatic racks be permitted.

Racks shall be not more than 7 feet above the floor.

Rule 82. HOSE CABINETS. Hose racks may be installed in cabinets, provided the cabinets are conspicuously located within a stair enclosure, and are of a size sufficient to accommodate the entire equipment and permit of easy handling of hose and operation of valve.

In theatres cabinets may be permitted outside of stair enclosures, provided they are conspicuous, and that during performances the cabinets are illuminated by means of an electric lamp placed inside. Each cabinet shall have a clear glass door (one panel only) without lock and shall have the words "FIRE HOSE" painted on the glass in letters not less than $2\frac{1}{2}$ inches in height.

Rule 83. REGULATION AND REDUCTION OF PRESSURES. All buildings hereafter erected over 250 ft. in height and which do not exceed 400 ft. in height from

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the grade to highest hose outlet shall be provided with a roof gravity tank of not less than 5,000 gallons.

Where the above described height exceeds 400 feet, fire pump and suction tanks shall be provided as described under Schedule A.

Where the pressure on any hose outlet valve exceeds 50 lbs. either approved outlet pressure reducers set as prescribed by the Chief of the Fire Department, or the Board of Standards and Appeals, shall be provided at such outlets.

Rule 84. BUILDINGS IN COURSE OF ERECTION. In buildings in course of erection standpipe fire lines shall be carried up with each story after the structure reaches the 7th story or a height of 85 ft., and there shall be provided an outside siamese steamer connection in a proper and accessible place, and regulation hose outlets on each story [above the 2nd] shall be provided as the work progresses. *Hose outlets shall be provided with male threads of Fire Department pattern with hose and nozzle attached at least every second outlet. The top and bottom of each riser and all cross connections shall be securely capped at all times during the progress of the work except when work on the standpipe fire line is in progress at that point. Temporary standpipe risers used in construction work and not less than 3 inches in diameter, maintained to supply water at all times, may be accepted in lieu of the regulation standpipe, provided it is equipped with hose outlets, hose and siamese as required above.*

Elevators or hoists shall be provided as required in Rule 6.

Rule 85. PLACES COVERING LARGE AREAS. *Ship yards, oil storage plants, amusement or exhibition parks or other enclosures when deemed necessary by the Fire Commissioner shall have one yard hydrant and hose for each 20,000 sq. ft. of area, but in no case shall there be more than 250 ft. distance between hydrants. Hydrants and hose shall be placed in an approved hose house, painted red, with words "FIRE HOSE" in 6-inch white letters on door. Plants exceeding 40,000 sq. ft. in area shall be provided with a fire pump of not less than 1,000 gallons per minute capacity, suctioning from a tank or sump of at least 30,000 gallons capacity. The Fire Commissioner may permit suction from a river or well if in his opinion the required quantity of reasonably clean water may be obtained thereby, [except that where river suction is proposed and standpipe primary water supply is taken from street main, approval of the proposition shall be obtained also from the Department of Water Supply, Gas and Electricity.] In addition to yard hydrants, the Fire Commissioner may require one Monitor nozzle with remote control for each 40,000 sq. ft. of area or fraction thereof when in his opinion an unusual hazard exists or will exist. Monitor nozzles shall be located as ordered by the Fire Commissioner.*

Yard hydrant systems shall not be connected to City mains outside high pressure fire service area unless approved by the Board of Standards and Appeals.

Provision for steamer connections, fireboat connections, pressure reliefs and general layout of plant standpipe systems shall be made by the Fire Commissioner as his judgment may dictate for each individual case.

Fire extinguishing equipments in addition to the foregoing shall be prescribed by the Fire Commissioner for all oil storage plants, oil refineries, fire work plants and other plants when deemed by the Fire Commissioner as presenting unusual fire hazards.

Rule 86. THEATRES, ETC. In every theatre or opera house or other building used for theatrical or operatic purposes or amusement purposes as per Section 520, Chapter 5, of the Code of Ordinances, the standpipe fire line equipments in addition to the tank shall also be supplied by approved electric pump or pumps having a capacity of at least 250 gals. per minute at 100 lbs. per square inch in buildings without occupancy above the roof and at 125 lbs. per square inch pressure in buildings having any oc-

cupancy above the auditorium roof. Power for pumps shall be supplied by 25 H. P. electric motors. Pumps shall be by-passed to suction tanks as provided for elsewhere in these rules under FIRE PUMPS. Pumps shall suction from steel or reinforced concrete tanks of not less than 5,000 gallons water capacity. Pumps shall deliver initial supply of water and shall be connected to an approved electric device which upon a reduction of pressure below the allowable minimum will automatically start the pump and upon a restoration of the required pressure will automatically shut off the pump. The automatic starting device shall be set to cut in at 60 lbs. pressure and to cut out at 80 lbs. pressure. In addition to the automatic starting device there shall be provided a hand starter for emergency use and there shall also be provided on the panel board a pressure gauge.

Rule 87. STREET MAIN CONNECTIONS. Subject to the requirements of the Department of Water Supply, Gas and Electricity, the size of each standpipe connection to a street main shall be not less than 4 in. in diameter and shall have a conveniently accessible control valve in the line at or near the curb or when practicable in a more remote location. The control valve shall be fitted with a frost and waterproof box not less than 4 ft. nor more than 6 ft. below the curb with a fixed stem extending to a compartment at the level of the sidewalk. The cover shall be bolted to the casing, and shall be so marked as to be quickly located and to indicate the purpose of the valve. The valve shall be of an indicating pattern, operating by a special socket wrench approved by the Department of Water Supply, Gas and Electricity. The water meters used in standpipe fire line supplies shall be of a type allowing free flow of water and be of approved type. Supply through the meter shall be checked against the Fire Department Siamese Supply and against tank supply.

Where, due to the presence of a vault under the sidewalk and extending to within 18 in. of the curb, it is impracticable to install a control valve box at the curb, there shall be placed in the feed line from the main a control valve located not more than two ft. from the point of entry.

Rule 88. HIGH AND LOW WATER ELECTRIC ALARMS. *The high and low water electric alarm for gravity tanks shall be so constructed and arranged that a decrease in the quantity of water below the required fire line reserve shall cause an alarm to be given in either the pump room or engineer's room. An annunciator shall be provided in connection with the alarm system. The high and low tell tale electric devices for gravity tanks shall be so constructed that they will not be affected by moisture and the parts shall be heavy and rugged. The level of the water in the gravity tank shall be indicated by an approved device.*

The audible signalling device for high and low water electric alarm shall consist of vibrating gong of at least 6 inches diameter of the enclosed type and arranged for conduit installation, the same to be operated automatically. The control cabinet shall be arranged for conduit installation and shall be located in the engineer's room or pump room where it will be under supervision of the person in charge of the standpipe supply.

All wiring shall be installed in rigid conduits and the installation shall be in accordance with the provisions of Chapter 9 of the Code of Ordinances. Control panels must be approved by the Board of Standards and Appeals.

The following sources of energy may be employed and are given in their order of preference:

1. Public utility electric light and power systems.
2. Independent electric generating plants.
3. Storage batteries in duplicate.
4. Primary batteries of closed circuit type.

When the system is connected to a 110 volt lighting service a suitable cut-out is to be provided and it shall be enclosed

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in a locked or sealed metal cabinet. The connection to system shall be the first connection on the house side of and as near as practicable to the meter. When batteries are used to operate the system they shall be placed in an approved cabinet provided with a lock and key.

Rule 89. DRY PIPE VALVE. A dry pipe valve shall be taken to mean a valve automatically controlling the water supply of the standpipe system in such a manner that under normal conditions its piping system will be maintained dry, but in the event of a hose valve being opened, the dry pipe valve automatically releases the water into the standpipe system.

In refrigerating plants or in unheated buildings, piers or warehouses where wet lines are impracticable, dry pipe valves may be installed.

Type A, in which the valve is actuated by the release of compressed air in the standpipe system due to the opening of a hose valve; and Type B, in which the valve is actuated by an approved trip under electrical control of an approved non-coded or coded closed circuit system operated from the control station at each hose outlet. Dry pipe valve shall be located as near as practicable to the standpipe system, in an enclosed place, protected from mechanical injury and freezing.

When Type A valve is installed the air pressure in the standpipe system under such dry pipe valve control shall not exceed 40 lbs. per sq. in. nor be permitted to fall below 25 lbs. per sq. in. nor shall it be less than one-sixth of the water pressure in any case. Not more than 16 hose outlets shall be supplied through one dry pipe valve. The air compressor shall have a capacity of not less than 11 cu. ft. per minute, and the air supply for the pump shall be taken, if possible from a room containing dry air, or it shall pass through a drying chamber containing calcium chloride in order to avoid the introduction of moisture into the system.

A closed circuit alarm shall be provided in connection with each dry pipe valve installation; the electrical layout shall be approved by the Fire Commissioner.

Rule 90. MONITOR NOZZLE. Monitor nozzles shall be so constructed and designed that they may be moved in both vertical and horizontal arcs, and shall be so located that streams may be brought to bear on all portions of the plant or building within the effective radius of stream play and such other exposing properties as may be within this radius. They shall be supplied from connections to the standpipe system not less than 4 in. in diameter with remote control.

Rule 90a. ROOF SETBACK HOSE OUTLETS. A two-way hose outlet tee shall be provided in the standpipe risers on floor level of any intermediate roof setbacks on all buildings exceeding one hundred feet in height when the following conditions exist:

1. When the building has a frontage of fifty feet or over.
2. And there are adjoining roofs, window openings or other exterior exposures within fifty feet of the roof outlets.
3. And the depth of the set-back exceeds ten feet.
4. And the set-back exceeds one hundred feet above grade level.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons of water for fire line.
2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.
3. A 4-inch emergency drain with gate valve.

4. House lines taken from outside of tank.
5. Tank properly heated and provided with overflow line.
6. Tank shall not be fed through fire line.
7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.
8. An iron ladder of substantial construction, properly braced, extending to top of tank.
9. At least one gate valve at the down stream side of tank check.
10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.
11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.
12. An open or automatic ball drip between the siamese check and siamese.
13. Approved 3 in. x 3 in. siamese, with approved caps.
14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.
15. The siamese street riser, wall collars and caps painted a Fire Department red.
16. Outlet pressure reducers on all hose outlet valves where the pressure exceeds 50 lbs. per square inch.
17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and which may be subjected to fire exposure because of such location, shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.
18. Fire lines shall be protected from freezing as specified in these rules.
19. The tank shall be provided with a high and low water electric alarm as specified in these rules.
20. The bonnets or caps of all siamese or tank check valves where practical which have been in the fire lines for at least ten years shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

Rule 92. HOSE OUTLET VALVE. Hose outlet valves shall be 2½ in.

All hose outlet valves hereafter installed in buildings not exceeding 150 feet in height, shall conform to the following specifications:

1. Valves shall have a clear waterway of at least 5 sq. in. in area.
2. They shall show not more than 10 lbs. friction loss for a flow of 300 gallons per minute.
3. They shall close tightly against 300 lbs. hydraulic pressure under normal working conditions.
4. They shall stand a hydrostatic pressure test of 500 lbs. per sq. in. for 30 minutes and not distort.
5. They shall stand the operation of full opening and closing 300 times under 150 lbs. pressure without leaking at stuffing box or seat.
6. They shall not be of cast or malleable iron.
7. Only angle globe valves shall be permitted.

Hose outlet valves hereafter installed in buildings exceeding 150 feet in height, shall show not more than 5 lbs. friction loss for a flow of 300 gallons per minute; they shall close tightly against 500 lbs. hydraulic pressure under normal working conditions; they shall stand a hydrostatic test of 1,500 lbs. per square inch for 30 minutes and not distort; they shall stand the operation of full opening and closing 300 times under 250 lbs. hydraulic pressure without leaking at stuffing box or seat. They shall be of brass or best grade of valve bronze.

All straightaway gate valves may be submitted for test. All hose outlet valves hereafter installed shall have cast in the body of the valve:

1. The manufacturer's name or trade-mark.
2. The working pressure of the valve.

PUBLIC HEARING

3. The approval number of the Board of Standards and Appeals.

Not less than 2 approved hose valves shall be delivered to the office of the Board of Standards and Appeals, the weight and other general matter noted, and valves certified. One of the valves shall then be delivered to the office of the Fire Commissioner, with certified specifications.

Rule 93. SPECIFICATIONS. Siamese Connections. Fire Department siamese connection shall be as herein-after stated in this rule.

1. The body of the siamese may be of cast iron, cast steel, brass or any other suitable metals of sufficient strength to comply with Item 8 of this specification. All movable parts, clappers, swivels and all bolts, washers, nuts, screws and pin bearings and all swivel bearings shall be of non-corrodible metal.

2. Clapper valve seats shall be made of non-corrodible metal and shall be machined to insure a tight seat for clapper valves.

3. Each inlet to siamese shall be provided with a clapper valve machined to a true face. Single clapper siamese connections shall not be permitted.

4. The inside diameter of valve seats shall not be less than the inside diameter of the hose couplings. The area of the waterway beyond the valve seats shall not be less than the combined areas of the waterways through the two valve seats. The area of the waterway of each inlet shall not be reduced by the clapper when in a position of maximum opening.

5. Clappers shall be so hung that when siamese connection is placed in a horizontal position the clappers will be seated.

6. Swivels, attached to the body of the siamese by means of a collar expanded cold or screwed into the body of the siamese, or with other bearing surface extending entirely around the opening and exerting uniform shear, will be approved if giving a strength sufficient to meet item 8.

7. Clapper valves must be of such design and area that a pressure of 100 lbs. per sq. in. on the standpipe side will not prevent their opening when the pressure on the steamer side is 150 lbs. They must be so hung that with a discontinuance of flow into the siamese through that inlet the valve will close, and that it will not close where there is an inward flow and the pressure on the inlet is 5 lbs. or more greater than the standpipe pressure.

8. Siamese connections must stand a pressure test of 500 lbs. for 30 minutes and not distort.

9. Clapper valves shall be tight for any pressure on standpipe side up to 300 lbs.

10. Approved caps or plugs must be provided to protect the threads of the inlets.

11. The inlet swivels to siamese connection shall be provided with threads to fit the Fire Department hose.

12. The word "STANDPIPE" shall be cast into the top of the body of the siamese in 1 in. letters not less than $\frac{1}{8}$ of an in. in depth.

13. Where there is a fire boat siamese connection in the same system with a land end siamese connection, clapper valves shall be omitted from the land end siamese.

WILLIAM E. WALSH, *Chairman.*

WILLIAM J. O'GORMAN, *Secretary.*

RULES

COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

Amended Resolution Adopted by the Board of Appeals, March 16, 1920, Under Cal. No. 549-17-BZ

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed

under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

CONCRETE RULES

USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

APPLIANCES

FUEL OIL PUMPS

Approved by the Board of Standards and Appeals

<i>Name of Pump</i>	<i>Calendar No.</i>	<i>Name of Pump</i>	<i>Calendar No.</i>
American Marsh Duplex.....	638-25-SA	Marsh Fuel Oil Pump.....	1050-23-SA
American Marsh Simplex.....	639-25-SA	McGowan Horizontal Duplex Fuel Oil Pump..	936-23-SA
Ballard Duplex Electric Driven Pump Set....	1413-22-SA	M. D. Rotary.....	52-27-SA
Beach Russ Co. Rotary.....	1134-22-SA	Milwaukee Piston Rotating Port Pump.....	763-25-SA
Blackmer Rotary.....	935-24-SA	Monroe Oil Pump.....	658-26-SA
Blake & Knowles Horizontal Simplex Piston Pattern Pump.....	372-21-SA	Northern Rotary.....	1396-24-SA
Century Rotary.....	908-21-SA	Quimby Screw Pump... ..	1193-21-SA
Cook Electric Oil Pump.....	603-25-SA	Ray Rotary.....	588-25-SA
Davidson	590-21-SA	Rotary Pressure Pump.....	1060-25-SA
Dean Bros. Durable Duple.....	840-22-SA	Rotary Vacuum Pump.....	513-25-SA
Deming Double Oscillating Force Pump.....	458-27-SA	Tate-Jones	492-21-SA
Enterprise Oil Pump.....	11-28-SA	Teesdale Automatic Booster Fuel Oil Pump..	1279-25-SA
Exeter Rotary.....	507-22-SA	Viking	438-21-SA
Gould Hand Rotary.....	1133-25-SA	Warren Oil Pump.....	1169-23-SA
Gould Triplex Plunger.....	257-22-SA	Worthington Duplex Double-Acting Steam Pump	184-22-SA
Kinney Rotating Plunger Pump.....	503-24-SA	Worthington Show Model Duplex.....	194-24-SA
Leiman Rotary.....	95-24-SA		

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

<i>Name of Burner</i>	<i>Calendar No.</i>	<i>Name of Burner</i>	<i>Calendar No.</i>
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*May Oil Burner.....	68-24-SA
*Arcoil Heat Machine.....	632-26-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	*Morrissey Oil Burner.....	673-27-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
Ballard Automatic Oil Burner.....	1363-23-SA	Morse Fan Tail Type Steam Atomizing Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Staples & Pfeiffer Steam Atomizing High Pressure Burner.....	1414-22-SA	*Moussette Oil Burner.....	887-25-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*National Rotary Oil Burner.....	836-25-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	*Nokol Automatic Heater.....	1078-24-SA
*Berggren Oil Burner.....	764-26-SA	North American Low Pressure Oil Burner..	792-26-SA
Best Calorex Burner.....	1464-21-SA	*Nu-Way Oil Burner.....	773-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Orr Fuel Oil Burner.....	113-26-SA
*Caloroil Burner—Type AA.....	1361-24-SA	*Paramount Oil Burner.....	1193-25-SA
Coen Mechanical Oil Burner.....	942-21-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	Peabody-Fisher Wide Range Mechanical Oil Burner	644-21-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Petro Domestic Burner.....	161-26-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	Petro Mechanical Burner and Air Register..	735-24-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Doherty Oil Burner.....	943-26-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Eisler Automatic Oil Burner.....	481-27-SA	*Rayfield Oil Burner.....	504-26-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Ray Rotary Fuel Oil.....	504-23-SA
Enco Burner.....	1414-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enterprise Rotary Fuel Oil Burner.....	1149-27-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulze Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gem Fuel Oil Burner.....	111-26-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Gill Oil Burner.....	1231-23-SA	Steam Oil Burner.....	183-22-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	*Summerheat Oil Burner.....	581-26-SA
*Gulf Oil Burner.....	382-26-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
Hammel Oil Burner.....	1278-21-SA	Surface Combustion Low Pressure Burner..	92-23-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Hart Automatic Oil Burner.....	1162-24-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Hauck Venturi Low Pressure Oil Burner....	88-27-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
Holby Oil Burner.....	328-27-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*Homer Domestic Oil Burner.....	1211-25-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
*International Oil Burner.....	1305-24-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	*Vesta Oil Burner.....	451-26-SA
Joyce Oil Burner.....	852-26-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
*K. F. C. Oil Burner.....	846-25-SA	*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Winslow Industrial Burner.....	19-25-SA
Lientz Oil Burner.....	155-20-SA		

* Used mainly in domestic installations.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 029-27-A—39 Fifth avenue, Manhattan.
- 030-27-A—13-16 Central Park West, Manhattan.
- 031-27-A—20-28 West 72nd street, Manhattan.
- 032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
- 372-21-SA—Ford Fire Line Reducing Valve, approval of.
- 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 173-22-SA—Anti-Syphon Valve, approval of.
- 230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 249-22-SA—Coen Oil Burner, approval of.
- 391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 123-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.

- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1106-25-SA—Modern Oil Burner, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 418-26-SA—Film Inspection Machine (approved type), approval of.
- 433-26-SA—Protectoseal Cover, approval of.
- 541-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
- 950-26-SA—Ideal Fuel Oil Burner, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
- 900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
- 1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.
- 1071-27-SA—New Process Oil Burner, approval of.
- 1094-27-SA—Fluid Heat Domestic Fuel Oil Burner, Type O, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1290-27-SA—Edwards Tank Sentinel, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1927.....	669
Cases filed up to March 28, 1928.....	272
Restored to calendar.....	28

MISCELLANEOUS APPLICATIONS.	
Requests to reopen.....	63
Requests to amend.....	13
Requests for modification.....	4
Requests to rescind.....	1
Requests for extension of time.....	15
Requests for extension of permit.....	1
Requests for mechanical installations.....	0
Requests for approval of plans.....	8
Administrative requests.....	0
Requests for interpretation.....	1
Total	1075
Disposed of.....	430
Cases pending March 28, 1928.....	645

DISPOSITION OF CASES.	
Withdrawn	44
Dismissed	31
Denied	76
Granted	1
Granted on condition.....	147
Appliances approved.....	14
Appliances dismissed, disapproved or withdrawn.....	10
Rules approved.....	1
Rules disapproved or rescinded.....	0

MISCELLANEOUS ACTIONS.	
Requests to reopen granted.....	56
Requests to reopen denied.....	6
Requests to amend granted.....	13
Requests to amend denied.....	0
Requests for modification granted.....	3
Requests for modification denied.....	3
Requests to rescind granted.....	1
Requests to rescind denied.....	0
Requests for extension of time granted.....	14
Requests for extension of time denied.....	1
Requests for extension of permit granted.....	1
Requests for extension of permit denied.....	0
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	7
Plans disapproved.....	1
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	1
Requests withdrawn or dismissed.....	1
Total	430

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, April 10, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, April 17, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman

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Minutes of Regular Meeting, April 3, 1928, 2 p. m.

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H.D.....	Health Department
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B.B.M.....	Bureau of Buildings, Manhattan
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CALL OF CLERK'S CALENDAR TUESDAY, APRIL 10, 1928, AT 2 P. M.

Building Zone Cases.

1161-27-BZ.	APPLICANT—Abraham Schwartz, for Consolidated Laundries, Inc., owner.
PREMISES—2112-2128 Neptune avenue and 2805-2815 West 22nd street, Brooklyn.	APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the extension of a laundry occupancy in an existing building.
1163-27-BZ.	APPLICANT—Alfred J. Boulton, for Danwall Realty Co., Inc., owner.
PREMISES—2985-2995 Avenue S, northwest corner of Gerritsen avenue, Brooklyn.	APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a gasoline service station.
1184-27-BZ.	APPLICANT—Walter S. Beaver, for Realm Realty Corp., Inc., owner.
PREMISES—143-149 Huron street, Brooklyn.	APPLICATION, under section 21 of the building zone resolution,

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TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

85-27-BZ.

APPLICANT—Walter S. Beaver, for William and Lena Schwartzberg, owners.

PREMISES—458-466 Leonard street, southeast corner of Manhattan avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

102-27-BZ.

APPLICANT—House, Holthusen & McCloskey, substituted for James Kearney, for 3 East 66th Street Corp., owner.

PREMISES—3 East 66th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a "B" area and residence district the erection and maintenance of an apartment hotel provided with a yard and also an inner court having their dimensions and areas less than required under the zone resolution.

1084-27-BZ.

APPLICANT—James W. Manney, for Robert W. Goellet, owner.

PREMISES—425 Edgecombe avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

1137-27-BZ.

APPLICANT—Egan & Ittelson, for Bingham Holding Corp., owner.

PREMISES—1731-1741 Jerome avenue, west side of Jerome avenue, 163 ft. south of West 176th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1140-27-BZ.

APPLICANT—Westboro Family Laundry Service, Inc., lessee, and Thwaites Place, Inc., owner.

PREMISES—1422-1424 Jerome avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the maintenance of an existing wet wash laundry.

1235-27-BZ.

APPLICANT—Harry Cook, for Lannau Holding Corp., owner.

PREMISES—Northwest corner of Beach 71st street and Hammels boulevard, Arverne, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1250-27-BZ.

APPLICANT—Louis I. Sieven, owner.

PREMISES—South side of Fort Hamilton Parkway, 225 ft. west of Chester avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1251-27-BZ.

APPLICANT—Ozark Realty Co., owner.

PREMISES—594 92nd street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

16-28-BZ.

APPLICANT—Philip J. Sinnott, for Mollie Rubin, owner.

PREMISES—Southwest corner of Anderson avenue and Shakespeare avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house with store occupancies on the first story.

APRIL 10, 1928, 10 A. M.

Appeals from Administrative Orders.

1090-27-A—62 Rivington street, Manhattan.

1145-27-A—40-42 Wall street and 37-39 Pine street, Manhattan.

1182-27-A—East side of Weirfield street, 25 ft. north of Cypress avenue, Ridgewood, Borough of Queens.

1189-27-A—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 10, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1074-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Gutttag Brothers Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 585 St. Ann's avenue, northwest corner of East 150th street, The Bronx.

CAL. NO. 879-27-BZ—Application, August 2, 1927, under section 21 of the building zone resolution, of Philip Steigman, applicant, on behalf of Norman Gotlieb and Nathan Frischling, owners, to permit in a residence district the erection and maintenance of a gasoline service station; premises 5901-5905 22nd avenue, southwest corner of 59th street, Brooklyn.

CAL. NO. 1063-27-BZ—Application, September 30, 1927, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Henry C. Karpen, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 14912 North Conduit boulevard, northwest corner of Three Mile Mill road, Jamaica, Borough of Queens.

CAL. NO. 1065-27-BZ—Application, October 1, 1927, under section 21 of the building zone resolution, of David Kaufman, applicant, on

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behalf of Rose B. Capone, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 22-76 Sixth avenue, Astoria, Borough of Queens.

CAL. NO. 1068-27-BZ—Application, October 3, 1927, under sections 7c and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Livia M. Pepe, owner, to permit in a residence district the maintenance of an existing building occupied on the basement story as a French dry cleaning, dyeing and pressing business and as dwellings above; premises 124 Waverly place, Manhattan.

CAL. NO. 1069-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Daniel J. Iulo, applicant, on behalf of Waglan Realty Corp., owner, to permit in a business district the change of occupancy of an existing business building to a chicken slaughterhouse; premises 6702-6710 New Utrecht avenue and 6701-6709 15th avenue, Brooklyn.

CAL. NO. 1101-27-BZ—Application, October 11, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Max Silverman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5702-5712 Church avenue, southeast corner of East 57th street, Brooklyn.

CAL. NO. 979-27-BZ—Application, September 7, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Tony Trifirio, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 949 Liberty avenue, Brooklyn.

CAL. NO. 1144-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Marben Realty Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Cedar avenue and West 179th street, The Bronx.

CAL. NO. 1152-27-BZ—Application, October 26, 1927, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Knickerbocker Hospital, owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 505 West 131st street and 1448 Amsterdam avenue, northwest corner, Manhattan.

CAL. NO. 1019-27-BZ—Application, September 17, 1927, under section 21 of the building zone resolution, of William E. Kennedy, applicant, on behalf of McBrearty Building Co., Inc., owner, to permit in a residence district the erection and maintenance of a building for store occupancy on the

first story; premises southeast corner of Colfax avenue and 111th road, Bellaire, Borough of Queens.

CAL. NO. 1061-27-BZ—Application, September 30, 1927, under section 21 of the building zone resolution, of Thomas D. La Colla, applicant, on behalf of Elizabeth Warms, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 103-12 Gilbert street (170th street) and 502 South street (Liberty avenue), Jamaica, Borough of Queens.

CAL. NO. 1141-27-BZ—Application, October 24, 1927, under sections 7c and 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Harsing Realty Corp., owner, to permit in a residence district, extending from a business district, the alteration and change of occupancy in part of basement for store purposes; premises 1575 Grand Concourse, southwest corner of Mount Eden avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

APRIL 10, 1928, 2 P. M.

Petitions for Variations.

798-27-S—37-39 West 57th street, Manhattan.

632-27-S—303-305 Fifth avenue, Manhattan.

856-27-S—213-215-217 East 37th street, Manhattan.

609-27-S—243-249 West 67th street, Manhattan.

1187-27-S—18 West 33rd street, Manhattan.

1194-27-S—15-25 Lafayette street (first and second floors), Brooklyn.

1195-27-S—15-25 Lafayette street (fourth floor), Brooklyn.

1196-27-S—15-25 Lafayette street (fifth floor), Brooklyn.

1197-27-S—15-25 Lafayette street (sixth floor, east), Brooklyn.

1198-27-S—15-25 Lafayette street (seventh floor), Brooklyn.

1199-27-S—130-132 West 29th street, Manhattan.

1200-27-S—142 Greene street, Manhattan.

1208-27-S—680-684 Fifth avenue, Manhattan.

1212-27-S—109-111 Prince street, Manhattan.

Appliances Submitted for Approval.

213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.

304-28-SA—Croker 2½-Inch Angle Hose Valve, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, APRIL 17, 1928, 2 P. M.

Building Zone Cases.

986-27-BZ.

APPLICANT—Julius R. Lippman, for Frank Fladell, owner.

PREMISES—657 Euclid avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a "D" area district the maintenance of a private garage for two (2) automobiles on a lot, so that the combined area of the existing dwelling and garage exceeds the allowable 60 per cent. of the area of the plot,

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1219-27-BZ.
 APPLICANT—Gardiner Conroy, for Richard P. Sherlock, owner.
 PREMISES—388-394 Coney Island avenue and 1901 Caton avenue, northwest corner, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1224-27-BZ.
 APPLICANT—Cannava & Viviani, for Nicola Grassi, owner.
 PREMISES—3000-3010 Boston road, 1061-1069 Adeé avenue and 3001-3009 Lurting avenue, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1236-27-BZ.
 APPLICANT—Theodore Smith, owner.
 PREMISES—Southeast corner of Woodhaven boulevard and 163rd avenue (Sheridan avenue), Aqueduct, Borough of Queens.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1257-27-BZ.
 APPLICANT—James P. Whiskeman, for Ronel Realty Co., owner.
 PREMISES—9 East Mosholu Parkway North, east side of Mosholu Parkway North, 78.66 ft. south of Jerome avenue, The Bronx.
 APPLICATION, under sections 7c and 21 of the building zone resolution,
 TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.

1292-27-BZ.
 APPLICANT—McCooley & Conroy, for Harold D. Watson, owner.
 PREMISES—55-61 East 18th street, east side of East 18th street, 105 ft. 9¾ in. north of Church avenue, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a residence district the erection and maintenance of a business building.

85-28-BZ.
 APPLICANT—William F. Doyle, for Louis Security Co., owner.
 PREMISES—576-582 Eighth avenue, Manhattan.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a one and one-half times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

489-27-BZ.
 APPLICANT—Joseph Presto, lessee, for Ignazio Scilippi, owner.
 PREMISES—101-01 Northern boulevard (Jackson avenue), Corona, Borough of Queens.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a chicken market (previously withdrawn).

547-20-BZ.
 APPLICANT—William F. Doyle, substituted for John A. Blake, for Dorsma Garage Corp., owner.
 PREMISES—1016 St. Nicholas avenue, Manhattan.
 APPLICATION, under section 21 of the building zone resolution (reopened to modify previous resolution),
 TO PERMIT, partly in a business district and partly in a residence district, the extension in area of an existing garage for more than five (5) motor vehicles and also the installation of a gasoline service station.

682-26-BZ.
 APPLICANT—William F. Doyle, for William Hagedorn, owner.
 PREMISES—Southeast corner of Jerome avenue and East 182nd street, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

726-27-BZ.
 APPLICANT—Samuel Rosenblum, substituted for William G. Johnson, for Robert Froehlich and Frances Froehlich, owners.
 PREMISES—North side of Queens boulevard, 24.5 ft. west of 47th avenue, Elmhurst, Borough of Queens.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

APRIL 17, 1928, 10 A. M.

Appeals from Administrative Orders.

1188-27-A—138-162 Willow avenue, The Bronx.
 1191-27-A—208 East 55th street, Manhattan.
 1146-27-A—462 Eighth avenue, Manhattan.
 1168-27-A—93-99 Commercial street, Brooklyn.
 1253-27-A—526 Smith street, Brooklyn.
 1217-27-A—19-37 Norman avenue, 65-71 Dobbin street and 173-179 Banker street, Brooklyn.
 1220-27-A—114 Barrow street, Manhattan.
 1054-27-A—135-137 East 12th street, Manhattan.
 1221-27-A—499-507 Carroll street and 530-550 President street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 17, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1121-27-BZ—Application, October 19, 1927, under section 21 of the building zone resolution, of Joseph Parisi, applicant, on behalf of Mary Steyn and Minnie Jay, owners, to permit in a residence district the erection and maintenance of a business building (stores); premises 388-390 East 201st street, The Bronx.

CAL. NO. 1148-27-BZ—Application, October 25, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Arrowlene, Inc., owner, to

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permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Franklin avenue and Atlantic avenue, Brooklyn.

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 1180-27-BZ—Application, November 3, 1927, under section 21 of the building zone resolution, of Daniel E. Ragalie, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of 15th avenue and Burton street, Whitestone, Borough of Queens.

CAL. NO. 1193-27-BZ—Application, November 11, 1927, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of B. & O. Realty Corp., owner, to permit in a residence district the erection and maintenance of an apartment house having stores on the first story; premises 2435-2449 Walton avenue, The Bronx.

CAL. NO. 84-28-BZ—Application, January 30, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hokan B. Steffanson, owner, to permit in a residence district the alteration and change of occupancy in part from residence to a business use; premises 444-446 Park avenue, Manhattan.

CAL. NO. 109-28-BZ—Application, February 3, 1928, under section 21 of the building zone resolution, of F. W. Woolworth Co., applicant and lessee, to permit in a residence district, extending from a business district, and also in a "C" area district, the alteration and extension of a business building and also the omission of a rear yard required by the zone resolution; premises 780-784 Flatbush avenue, Brooklyn.

CAL. NO. 206-28-BZ—Application, March 7, 1928, under section 21 of the building zone resolution, of John J. O'Connell, applicant and

owner, to permit in an "F" area and residence district the erection and maintenance of a building less than fifteen (15) feet from the street line; premises 147-61 Jasmine avenue and 46-16 156th street, northwest corner, Flushing, Borough of Queens.

CAL. NO. 1226-27-BZ—Application, November 19, 1927, under section 21 of the building zone resolution, of Louis A. Sheinart, applicant, on behalf of Jamaica West End Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Metropolitan avenue and Jamaica avenue, Richmond Hill, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

APRIL 17, 1928, 2 P. M.

Petitions for Variations.

1222-27-S—499-507 Carroll street and 530-550 President street, Brooklyn.

851-27-S—161-165 Perry street, Manhattan.

1040-27-S—173 Bowery and 1-5 Delancey street, Manhattan.

1057-27-S—49-53 West 38th street, Manhattan.

1154-27-S—38-44 East 30th street (fourth story), Manhattan.

1155-27-S—38-44 East 30th street (fifth story), Manhattan.

1156-27-S—38-44 East 30th street (seventh story), Manhattan.

1157-27-S—38-44 East 30th street (ninth story), Manhattan.

1158-27-S—38-44 East 30th street (tenth story), Manhattan.

1218-27-S—502-504 Metropolitan avenue, Brooklyn.

1244-27-S—26-32 West 17th street, Manhattan.

1260-27-S—125-129 West 45th street, Manhattan.

1114-27-S—810 Broadway, Manhattan.

502-27-S—16-24 West 47th street, Manhattan.

1136-27-S—27 West 38th street, Manhattan.

978-27-S—27 East Broadway, Manhattan.

1160-27-S—99-101 Fifth avenue, Manhattan.

Appliance Submitted for Approval.

1151-27-SA—Allen 2½ Inch Angle Valve, approval of.

FRIDAY, APRIL 20, 1928, AT 2 P. M.

SPECIAL MEETING.

Rules.

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

CALL OF CLERK'S CALENDAR

TUESDAY, APRIL 24, 1928, AT 2 P. M.

Building Zone Cases.

1139-27-BZ.

APPLICANT—William Koppe, for D'Orio Concrete Construction Co., Inc., owner.

PREMISES—701 Onderdonk avenue, northeast corner of Palmetto street, Ridgewood, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

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TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1227-27-BZ.

APPLICANT—John Wooley, for Bradley Finance Corp., owner.

PREMISES—North side of East 182nd street, from Valentine to Tiebout avenues, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building (stores).

1274-27-BZ.

APPLICANT—Edward P. Doyle, for Mary E. Ames, owner.

PREMISES—Southwest corner of 165th street and Sanford avenue, Flushing, Borough of Queens.

APPLICATION, under sections 7a, 7b, 7e and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1286-27-BZ.

APPLICANT—Edward P. Doyle, for G. M. S. Realty Corp., owner.

PREMISES—41-43 Snyder avenue, north side of Snyder avenue, 150 ft. 11¼ in. west of Bedford avenue, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

724-27-BZ.

APPLICANT—McCooley & Conroy, substituted for McIntyre & O'Leary, for St. James Methodist Episcopal Church, owner.

PREMISES—8313-8323 20th avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of five (5) apartment houses having stores on the first story.

APRIL 24, 1928, 10 A. M.

Appeals from Administrative Orders.

1225-27-A—234-256 West 54th street and 229-237 West 53rd street, Manhattan.

1228-27-A—346-360 Maujer street, Brooklyn.

1255-27-A—32 Pettit avenue, northeast corner of Ketcham street, Elmhurst, Borough of Queens.

1281-27-A—525 East 119th street, north side of East 119th street, 336 ft. east of Pleasant avenue, Manhattan.

1238-27-A—300-326 North 7th street, 479-495 Metropolitan avenue and 289-295 North 6th street, Brooklyn.

1243-27-A—604-628 West 43rd street, Manhattan.

1280-27-A—289 Fulton street and 264 Washington street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 24,*

1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 926-27-BZ—Application, August 17, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Goldix Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1440 Sedgwick avenue, The Bronx.

CAL. NO. 1142-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Magrak Garage Corp., applicant and lessee; Adolph Lewisohn and Sons, Inc., owner, to permit in a residence district the erection and maintenance of an electric sign; premises 606 West 158th street and 19 Audubon place, southeast corner, Manhattan.

CAL. NO. 1164-27-BZ—Application, October 28, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of A. W. Palumbo, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Waterbury avenue and Eastern boulevard, The Bronx.

CAL. NO. 1173-27-BZ—Application, November 2, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of S. S. and L. P. Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2325 Southern boulevard, west side of Southern boulevard, 75.91 ft. north of East 183rd street, The Bronx.

CAL. NO. 1056-27-BZ—Application, September 28, 1927, under sections 7e, 7g and 21 of the building zone resolution, of Henry G. Harrington, applicant, on behalf of Felice Manaruso, owner, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; the board having permitted the erection of a garage for more than five (5) motor vehicles on a portion of this site under certain conditions; premises 608-610 Union street, Brooklyn.

CAL. NO. 1111-27-BZ—Application, October 13, 1927, under section 21 of the building zone resolution, of Egan & Ittelson, applicants, on behalf of Glenroe Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Broadway and Kimberly place, The Bronx.

CAL. NO. 1205-27-BZ—Application, November 14, 1927, under section 7a of the building zone resolution, of Charles P. Cannella, applicant,

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on behalf of Filippo Ammirata, owner, to permit in a residence district the extension of an existing business use; premises 1728 80th street, south side of 80th street, 112 ft. 5 $\frac{3}{8}$ in. east of New Utrecht avenue, Brooklyn.

CAL. NO. 1206-27-BZ—Application, November 14, 1927, under section 7a of the building zone resolution, of Charles P. Cannella, applicant, on behalf of Filippo Montana, owner, to permit in a residence district the extension of an existing business use; premises 1730 80th street, south side of 80th street, 135 ft. 1 $\frac{3}{8}$ in. east of New Utrecht avenue, Brooklyn.

CAL. NO. 1234-27-BZ—Application, November 22, 1927, under sections 7c and 21 of the building zone resolution, of Alonzo E. De Baum, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of an automobile showroom and service station in connection therewith; premises south side of Hillside avenue, 120 ft. west of 146th street (Colonial avenue), Jamaica, Borough of Queens.

CAL. NO. 1237-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Kate Ruchlis and Israel Berkenfeld, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

APRIL 24, 1928, 2 P. M.

Appeals from Administrative Orders.

1077-27-A—3 East 61st street, Manhattan.

1202-27-A—343-345 West 44th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, April 24, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1067-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Glenhall Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

CAL. NO. 1126-27-BZ—Application, October 20, 1927, under section 21 of the building zone resolution, of Edward Hoffmann, applicant, on behalf of Pauline Brickman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1781 Hilder avenue, north side of Hilder avenue, intersection of Pelham parkway, The Bronx.

CAL. NO. 1123-27-BZ—Application, October 20, 1927, under section 21 of the building zone resolution, of William Meyer, applicant and owner, to permit in a residence district the erection and maintenance of a building to be used for stores on the first story and as dwellings above; premises northwest corner of Central avenue and Meade street (68th street), Ridgewood, Borough of Queens.

CAL. NO. 961-27-BZ—Application, August 30, 1927, under sections 7c and 21 of the building zone resolution, of The New York Edison Co., applicant and owner, to permit in a residence district the alteration and extension to an existing transforming and electrical distributing station; premises 148-148 $\frac{1}{2}$ East 40th street and 151-153 East 39th street, Manhattan.

CAL. NO. 976-27-BZ—Application, September 6, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of McMahon Brothers, owners, to permit, partly in a business district and partly in a residence district, the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles; premises southwest corner of Queens boulevard and Devon place, Forest Hills, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

MAY 1, 1928, 10 A. M.

Appeals from Administrative Orders.

1287-27-A—59-61 Wall street, Manhattan.

1288-27-A—575 Columbia street, Brooklyn.

1245-27-A—526 Columbia street, Brooklyn.

1258-27-A—498 Broome street, Manhattan.

1284-27-A—52-56 Cedar street, Manhattan.

1295-27-A—239-245 Hamilton avenue, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 1, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1081-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Henry Felsenstein, on behalf of William T. Parker and Margaret Parker Bracken, owners, to permit in a residence and "C" area district the alteration and extension in height and area of an existing garage for the storage of more than five (5) motor vehicles; also the omission of the rear yard required under the building zone resolution; premises 2042-2044 Ocean avenue, Brooklyn.

CAL. NO. 1103-27-BZ—Application, October 11, 1927, under section 21 of the building zone resolution, of William Dumroe and Philip J. Sinnott, applicants, on behalf of Thomas J. Burnett, owner, to permit in a business district the erection and main-

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tenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station; premises 105-113 Northern boulevard, south side of Northern boulevard, 187 ft. east of Main street, Flushing, Borough of Queens.

CAL. NO. 1174-27-BZ—Application, November 2, 1927, under section 21 of the building zone resolution, of Joseph A. Cox, applicant, on behalf of Mero Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 679-687 Utica avenue, northeast corner of Clarkson avenue, Brooklyn.

CAL. NO. 1203-27-BZ—Application, November 14, 1927, under section 21 of the building zone resolution, of Edward S. Shepherd, applicant and owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises 8711 Canarsie lane, northeast corner of Yarkens Hook road, Brooklyn.

CAL. NO. 1249-27-BZ—Application, November 29, 1927, under section 21 of the building zone resolution, of A. J. Simberg, applicant, on behalf of Plandwell Construction Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1403-1407 Boston road, north side of Boston road, 25 ft. west of Prospect avenue, The Bronx.

CAL. NO. 228-27-BZ—Application, March 4, 1927, under section 21 of the building zone resolution, of Thomas J. Higgins, applicant, substituted for Philip J. Sinnott, on behalf

of Grace Neiderstein, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 14-30 Empire boulevard, south side of Empire boulevard, 93 ft. east of Flatbush avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MAY 1, 1928, 2 P. M.

Petitions for Variations.

- 916-27-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.
1242-27-S—4815 32nd place, Long Island City, Borough of Queens.
1303-27-S—253-263 Tillary street and 27-32 Park avenue, Brooklyn.
1132-27-S—578 Madison avenue and 24-26 East 57th street, Manhattan.
990-27-S—225-235 West 37th street (12th floor), Manhattan.
991-27-S—225-235 West 37th street (9th floor, front), Manhattan.
992-27-S—225-235 West 37th street (7th floor), Manhattan.
993-27-S—225-235 West 37th street (5th floor), Manhattan.
994-27-S—225-235 West 37th street (8th floor), Manhattan.
995-27-S—225-235 West 37th street (15th floor), Manhattan.
996-27-S—225-235 West 37th street (4th floor, front), Manhattan.
998-27-S—225-235 West 37th street (3rd floor), Manhattan.
999-27-S—225-235 West 37th street (6th floor, front), Manhattan.

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING,

FRIDAY AFTERNOON, MARCH 30, 1928.

Present: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon.

RULES.

281-22-SR.

PETITIONER—New York Board of Underwriters.

SUBJECT—Amendments to Standpipe Rules.

APPEARANCES—

For Petitioner: William F. Conran and William White.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 20, 1928, at 2 p. m.

Adjourned 4.30 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

RULES

REPORTING STRUCTURAL ALTERATIONS, ADOPTED FEBRUARY 8, 1917, UNDER CAL. 352-16-S.

Resolved, That for the purpose of establishing uniform practice with regards to the reporting of structural alterations made under the requirements of the labor law, the following rule be and it is hereby adopted:

When plans have been filed with the proper superintendent of buildings and structural alterations have been made to comply with the requirements of the labor law relating to exits and fire protection, or with an order of the State

Labor Department relating to exits issued prior to October 1, 1916, or with an order of the fire commissioner issued subsequent to October 1, 1916, a report shall be made by the superintendent of buildings to the fire commissioner stating whether the work done complies with the order of the State Labor Department, with the order of the fire commissioner, or with the provisions of the State Labor Law, as the case may be.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 3, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon, with Deputy Chief Martin substituting.

The minutes of the regular meeting of the Board held Tuesday morning, March 27, 1928, and the minutes of the regular meeting of the board held on Tuesday afternoon, March 27, 1928, were approved as printed in the Bulletin, No. 14, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

1202-27-A.

APPELLANT—Fox Film Corporation, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—343-345 West 44th street, Manhattan.

APPEARANCES—

For Appellant: Louis M. Weber.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to April 24, 1928, at 2 p. m., on request of appellant's representative.

262-28-A.

APPELLANT—F. W. Woolworth Co., lessee.

SUBJECT—Application for early hearing—re appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—36-38 Vesey street, Manhattan.

APPEARANCES—

For Appellant: Alfred J. Tally.

ACTION OF BOARD—Appeal for preferential hearing denied.

THE VOTE TO GRANT REQUEST FOR EARLY HEARING—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Absent 0

272-28-A.

APPELLANT—Charles Brady, superintendent of buildings.

Lucille B. Astergren, owner.

SUBJECT—Appeal for revocation of certificate of occupancy No. 1195, issued on January 29, 1919.

PREMISES AFFECTED—153 West 57th street, Manhattan.

APPEARANCES—

For Appellant: D. J. Cummings and Engineer Inspector A. H. Brown.

For Lessee-Owner: Thomas J. Brady and Frederick S. Fisher.

ACTION OF BOARD—Appeal granted and certificate revoked.

THE VOTE TO REVOKE CERTIFICATE OF OCCUPANCY—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(272-28-A)

WHEREAS, Charles Brady, superintendent of buildings, filed, March 27, 1928, an appeal for revocation of Certificate of Occupancy No. 1195, affecting premises 153 West 57th street, Borough of Manhattan; and

WHEREAS, the Certificate of Occupancy No. 1195 was issued for the premises in question to Lucille B. Astergren, owner, on January 29, 1919; and

WHEREAS, the building is non-fireproof, six stories (62 ft. 10 in.) in height, 21 ft. 6 in. by 60 ft. in area; OCCUPIED: cellar, storage; 1st story, store; 2nd story, office and dwelling; 3rd to 6th stories, inclusive, dwellings; and

WHEREAS, the superintendent of buildings has petitioned the board of standards and appeals for the revocation of the certificate of occupancy now in force, upon the ground that at the time of issuing the certificate of occupancy the bureau of buildings required the stairway of the business portion of the building only to be enclosed with fire-resisting partitions, whereas, at the present time it is the policy of the bureau to require the stairway throughout such a building to be enclosed with fireproof materials; furthermore, the superintendent of buildings contends the building in question exceeding 40 ft. in height, having a mixed occupancy and containing twelve apartments is now considered to be a serious fire hazard.

Resolved, that Certificate of Occupancy No. 1195, issued to Lucille B. Astergren, owner, January 29, 1919, for premises 153 West 57th street, Borough of Manhattan, be and it hereby is *revoked*.

974-27-A.

APPELLANT—Voss Ice Machine Works, for Hygrade Provision Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—146 Broadway, Brooklyn.

APPEARANCES—

For Appellant: Rudolph C. Becker.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal dismissed.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(974-27-A)

WHEREAS, Rudolph C. Becker, for Voss Ice Machine Works, for the Hygrade Provision Co., owner, filed, September 3, 1927, an appeal from an order of the fire commissioner, affecting premises 146 Broadway, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 13, 1927, reads:

"Order No. 12086-LC:

"1. Provide an emergency device for discharging the refrigerating agent under pressure to the sewer. The device must conform with the Fire Department Regulations, as per Section 217-1, Ch. 10, Code of Ord.;"

and

WHEREAS, the premises consist of a group of inter-connected buildings having a frontage of 90 ft. on Broadway, 68 ft. on South 8th street and a depth of 200 ft. and occupied principally as a meat packing plant; the building in question is non-fireproof, four stories and cellar in height, 22 ft. by 100 ft. in area; OCCUPIED: cellar, refrigerating room, 2 persons; 1st story, store and meat storage, 2 persons; 2nd story, vacant at present; 3rd story, manufacture of lamp wicks, 3 persons; 4th story, vacant at present; and

WHEREAS, in 1921 there was installed in the cellar of this building one 8 by 14 horizontal double-acting compressor, having a tonnage rating of approximately 13 tons; recently there has been installed another compressor identical to the original machine to be used in the event of a breakdown; and

WHEREAS, appellant contends that the original machine is provided with approved safety devices; that the new machine is connected up with these safety devices, and contends, further, that both machines will not be in operation at one

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time and requests acceptance of the one set of safety devices; and

WHEREAS, a representative of the bureau of fire prevention reports that the order is being recommended for rescindment as not now enforceable because of amended ordinances.

Resolved, that the order of the fire commissioner be and it hereby is *dismissed*.

1183-27-A.

APPELLANT—C. A. Cochran, representing Benj. W. Morris, for Bank of New York & Trust Co., owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—48-50 Wall street, Manhattan.

APPEARANCES—

For Appellant: Joel D. Marder.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(1183-27-A)

WHEREAS, Benjamin W. Morris, for Bank of New York and Trust Co., filed, November 7, 1927, an appeal from a decision of the superintendent of buildings, affecting premises 48-50 Wall street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated November 3, 1927 (Applic. No. 270-1927), reads:

"8. Not more than 2 elevators may be placed in one Shaft, Sec. 373."

and

WHEREAS, the proposed building is fireproof, thirty stories in height, 99 ft. 4 in. by 126 ft. 6 in. in area; OCCUPIED for banking and office purposes, not more than 190 persons on any story; and

WHEREAS, the appellant proposes to install a bank of nine elevators along the easterly side wall of the building; to provide three shafts for the first six elevators, operating two elevators in each shaft, and one shaft for the operation of the remaining three elevators; and

WHEREAS, the appellant claims that each car will have a side emergency door in addition to the top emergency exit; that a car, if operated in a single shaft will cause rapid changes in air pressure, also noise and draft due to the car acting as a plunger; furthermore, the appellant contends that the operation of three cars in a shaft would be more efficient in case of fire or accident; and

WHEREAS, the elevator equipment consists of a battery of nine elevators, separated in banks of four shaftways with two elevators to each of three shafts and three in the fourth shaft.

Resolved, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the northerly shaft of the elevators on the easterly wall, permitting not more than three elevators in this single shaftway, *on condition* that the remainder of the battery of elevators shall be separated into banks of not more than two elevators to each shaftway, and *on condition* that the elevators throughout shall otherwise be installed in all respects in accordance with the requirements of law now in force, and that all permits required shall be obtained within ninety days and any work involved completed before the use and operation of this one shaftway for public use.

981-27-A.

APPELLANT—C. W. Burke, for Coney Island & Brooklyn R. R. Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—North side of DeKalb avenue, 202 feet west of Onderdonk avenue, Brooklyn.

APPEARANCES—

For Appellant: Charles W. Burke.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Absent 0

THE RESOLUTION—

(981-27-A)

WHEREAS, C. W. Burke, for Coney Island and Brooklyn Railroad Co., owner, filed, September 7, 1927, an appeal from an order of the fire commissioner, affecting premises north side of DeKalb avenue, 202 ft. west of Onderdonk avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 18, 1927 (Order No. 12142-LC), reads:

"You are hereby notified that an inspection of the above premises, used for the storage of fuel oil shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

"1. Discontinue the storage and use of fuel oil on the above premises until such time as plans have been filed with and approved by the Fire Commissioner, and the fuel oil system installed in accordance with these plans, and the present Fuel Oil Rules.

"2. Order 2866-F, dated Nov. 5, 1926, must be complied with.

"1. File plans for standpipe system, said plans must be approved by the Fire Commissioner and conform to Section 20, Chapter 12, Code of Ordinances and the Rules of the Board of Standards and Appeals."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 366 ft. on DeKalb avenue, 363 ft. on Willoughby avenue and a depth of 700 ft., upon which are located the yard and car repair shop of the Coney Island Railroad; the car repair shop is non-fireproof, constructed of brick and concrete with unprotected steel trusses, one clear story (30 ft.) in height, 202 ft. 2 in. by 700 ft., irregular (approximately 135,000 sq. ft.) in area; OCCUPIED as a car repair shop, 525 persons in entire premises; and

WHEREAS, the car shops are equipped with a fuel oil burning installation for the heat treatment of metal; and

WHEREAS, appellant contends that the building is protected with a sprinkler system provided with a 50,000-gallon storage tank with a 1,000-gallons-per-minute electric pump; that the yard is protected with yard hydrants spaced not less than 125 ft. apart throughout the entire yard, the source of supply being from the sprinkler system supply, but same can be used independently of the sprinkler system by means of valves, and contends, further, that the shop is equipped with a standpipe system fed from a four-inch city main in DeKalb avenue, and that this standpipe system differs from the required system in that there are three one-inch hose connections in the paint shop and branch connections are made to supply three small toilets.

Resolved, that the orders of the fire commissioner be and they hereby are *affirmed*, and the appeal be and it hereby is *denied*.

1186-27-A.

APPELLANT—W. Wilcox, for Union Theological Seminary, owner.

SUBJECT—Appeal from order and decisions of the fire commissioner.

PREMISES AFFECTED—3041 Broadway, 601 West 120th street, 600-606 West 122nd street, 99 Claremont avenue and 80 Claremont avenue, Manhattan.

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APPEARANCES—

For Appellant: Theodore S. Tenney.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1186-27-A)

WHEREAS, W. Wilcox, for Union Theological Seminary, owner, filed, November 9, 1927, an appeal from an order and decisions of the fire commissioner, affecting premises 3041 Broadway, 601 West 120th street, 600-606 West 122nd street,, 80 Claremont avenue and 99 Claremont avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 26, 1926 (Order No. 2457-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the decisions of the fire commissioner, dated October 25, 1927, read:

"Plan No. 677-27:

"2. Disconnect the cross connection of college buildings with apartment located at 99 Claremont Avenue.";

and

"Plan No. 2652-27:

"2. Omit 5" cross connection to building on other side of street as source of supply to standpipe system.

"3. Provide a gravity tank of at least 3,500 gallon capacity elevated 20 feet above roof with all appurtenances.";

and

WHEREAS, the premises consist of eight fireproof buildings (all attached, except one), four, five, six, seven and eight stories and tower (54 ft. to 139 ft.) in height, 2,100 sq. ft. to 9,300 sq. ft. in area, with all communicating openings provided with fire doors; OCCUPIED as a theological seminary and an apartment house; and

WHEREAS, the appellant proposes to provide two pumps in the cellar of 200 gallons capacity each per minute, a separate standpipe tank of 3,750 gallons capacity on the new tower extension (at northwest corner of 120th street and Broadway) to supply standpipe lines in the tower down to the main roof of the old building, with a five-inch cross connection at foot of line extending through tunnel to the four-inch rising line in the new lecture hall building located on east side of Claremont avenue, also extending under Claremont avenue connecting with the four-inch rising line in the apartment house located on the west side of Claremont avenue, also to provide a new siamese connection on 120th street front and one on Claremont avenue front; the existing standpipe tank on roof of the apartment house on west side of Claremont avenue to be removed; and

WHEREAS, the appellant claims, as to Order No. 2457-F, that the old existing buildings are provided with three-inch standpipes, fed from the street mains, and siamese connections on each street front; that the largest floor area is less than 10,000 sq. ft.; that the entire standpipe system did conform with the regulations in force at the time of erection in 1909, also that a franchise has been obtained from the city for an underground pipe tunnel across Claremont avenue; furthermore, the appellant contends that to rip the existing three-inch standpipe lines out of the old buildings

and relace them with four-inch pipe would cause an undue hardship and a large expense to the owner.

Resolved, that the order and the decisions of the fire commissioner be and they hereby are *affirmed*, and the appeal be and it hereby is *denied*.

BUILDING ZONE CASES

1126-27-BZ.

APPLICANT—Edward Hoffmann, for Pauline Brickman, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1781 Hilder avenue, The Bronx.

APPEARANCES—

For Applicant: Edward Hoffmann.

For Opposition: None.

ACTION OF BOARD—Laid over to April 24, 1928, at 2 p. m., to obtain consents.

1081-27-BZ.

APPLICANT—McCooey & Conroy, substituted for Henry Felsenstein, for William T. Parker and Margaret Parker Bracken, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence and "C" area district the alteration and extension in height and area of an existing garage for the storage of more than five (5) motor vehicles; also the omission of the rear yard required under the zone resolution.

PREMISES AFFECTED—2042-2044 Ocean avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr., and Henry Felsenstein.

For Opposition: Oscar W. Swift, Gerald G. Schwartz and Samuel Cohen.

ACTION OF BOARD—Laid over to May 1, 1928, at 10 a. m., to amend papers as to ownership.

515-23-BZ.

APPLICANT—William F. Doyle, for Minnie Meyer, owner.

SUBJECT—Application for reopening—modification—re application (decision of the superintendent of buildings) to permit in a business district the erection of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—903-913 Knickerbocker avenue, Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Absent	0

724-27-BZ.

APPLICANT—McIntyre & O'Leary, for St. James Methodist-Episcopal Church, owner.

SUBJECT—Application for reopening—amendment of resolution—re application (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house having stores on the first story.

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PREMISES AFFECTED—8313-8323 20th avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call April 24, 1928, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR CALENDAR CALL—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

936-27-BZ.

APPLICANT—Philip J. Sinnott, for Benjamin Siegel, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Fiske avenue and Queens boulevard, Winfield, Queens.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: George P. Heinberger, Adrian Kenk and Joseph Rodelli.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle.....	1
Negative: Chairman Walsh, Commissioners Connell and Holland.....	3
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(936-27-BZ)

WHEREAS, Philip J. Sinnott, for Benjamin Siegel, owner, filed, August 19, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Fiske avenue and Queens boulevard, Winfield, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 3, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Queens boulevard is in a business district; Fiske avenue, north of Queens boulevard, is in a business district; Fiske avenue, south of Queens boulevard, east side, from 47th avenue to a point 100 ft. south of Queens boulevard, is in an unrestricted district; Fiske avenue, south of Queens boulevard, west side, between a point 100 ft. north of 47th avenue and a point 100 ft. south of Queens boulevard, is in an unrestricted district; 47th street, east of Fiske avenue, north side, is in an unrestricted district; 47th street, east of Fiske avenue, south side, from Fiske avenue to a point 100 ft. east, is in a business district; 47th street, east of Fiske avenue, south side, east of a point 100 ft. east of Fiske avenue, is in an unrestricted district, and 47th street, west of Fiske avenue, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 3, 1927 (re App. No. 4336-1926), reads:

"1. A gasoline service station may not be permitted in a business district.";

and

WHEREAS, the premises consist of an irregular-shaped plot of ground having a frontage of 67.12 ft. on Queens boulevard and 73.25 ft. on Fiske avenue, upon which it is proposed to erect a one-story office, 15 ft. by 20 ft. in area, and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

895-27-BZ.

APPLICANT—John J. Dunnigan, for Macombs Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and conversion of occupancy of the first story of an existing apartment house from residence to business use.

PREMISES AFFECTED—65 Featherbed lane, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: William J. Avrutis, Charles B. Scanlon, Samuel A. Soffin and C. S. Kisselstein.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle	2
Negative: Chairman Walsh, Commissioner Connell and Chief Kenlon.....	3
Absent	0

THE RESOLUTION—

(895-27-BZ)

WHEREAS, John J. Dunnigan, for Macombs Realty Corp., owner, filed, August 8, 1927, an application, under the building zone resolution, to permit in a residence district the alteration and conversion of occupancy of the first story of an existing apartment house from residence to business use (stores); premises 65 Featherbed lane, northwest corner of Macombs road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 3, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Macombs road is in a residence district, Featherbed lane, west of a point 100 ft. west of Macombs road, is in a business district, and Grand avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 28, 1927, reads:

"1. Proposed alteration of apartment house in residence district to be used partly for business purposes is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the existing building is of non-fireproof construction, six stories in height, with a frontage of 178 ft. and a depth of 100 ft. and 143 ft., irregular; occupied as an apartment house; it is proposed to alter the first story, southerly portion, and install six stores; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1028-27-BZ.

APPLICANT—Edward P. Doyle, for Max Weinstein, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erec-

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tion and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of White Plains road 130.26 feet south of Sagamore street, The Bronx.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: Sidney Davidson, Alderman Hanley, Augustave Cook and Christopher C. McGrath.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1028-27-BZ)

WHEREAS, Edward P. Doyle, for Max Weinstein, owner, filed, September 21, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises west side of White plains road, 130.26 ft. south of Sagamore street, Borough of The Bronx; and

WHEREAS a public hearing was held on this application by the board of standards and appeals, at its regular meeting April 3, 1928 after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS the use district maps accompanying the building zone resolution show that White Plains road, Amethyst street and Sagamore street are in business districts; and

WHEREAS the decision of the superintendent of buildings, rendered September 8, 1927 (re App. N. B. 1968-27); reads:

"1 Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height with a frontage of 139.66 ft. and a depth of 161 ft., irregular; to be occupied as a garage for more than five motor vehicles; and

WHEREAS the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of hardship or practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1007-27-BZ.

APPLICANT—Gardiner Conroy, for Emma C. Rivers, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with store occupancy on the first story.

PREMISES AFFECTED—69-73 East 16th street and 1601-1611 Church avenue, northeast corner, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooev, Jr.

For Opposition: George R. Holohan, Thomas F. Walsh, Harold A. Donegan and F. P. Bennett.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle.....	1
Negative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon....	4
Absent	0

THE RESOLUTION—

(1007-27-BZ)

WHEREAS, Gardiner Conroy, for Emma C. Rivers, owner, filed, September 13, 1927, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with store occupancy on the first story; premises 69-73 East 16th street and 1601-1611 Church avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 3, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 16th street is in a residence district, Church avenue is in a residence and business district and East 17th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 28, 1927 (re App. No. 13816-27), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"The erection of buildings to be used in part as stores in a residence district;"

and
WHEREAS, the proposed building is to be of non-fireproof construction, six stories in height, with a frontage of 82 ft. 8¼ in., irregular, and a depth of 105 ft. 10 in., irregular; to be occupied as stores on the first story and dwellings above; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of hardship and practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1112-27-BZ.

APPLICANT—Jacob Lubroth, Inc., for Louis Hernstat, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 7a of the building zone resolution, to permit in a residence district the erection and maintenance of an extension to an existing building for store occupancy.

PREMISES AFFECTED—1888 54th street, Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Opposition: Arthur Silvester.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1112-27-BZ)

WHEREAS, Jacob Lubroth, for Louis Hernstat, owner, filed, October 14, 1927, an application, under the building zone resolution, to permit in a residence district the erection of and maintenance of an extension to an existing building for store occupancy; premises 1888 54th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 3, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 54th street, 19th avenue and 55th street are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered July 21, 1927 (re App. No. 11295-27), reads:

"This is in a residential zone. Extension is contrary to Building Zone Resolution, Art. II, Par. 6.;"

and

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WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 19 ft. and a depth of 54 ft.; occupied as a store and dwelling; it is proposed to erect a one-story extension, 34 ft. 8 in. by 19 ft., for the use of three stores; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 7, subdivision a, in that the property was purchased in July, 1923; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of hardship and practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1016-27-BZ.

APPLICANT—Arthur B. Daub, for Max Daub, owner.
SUBJECT—Application (re decision of the fire commissioner) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Walker boulevard and Outerbridge avenue, Borough of Richmond.

APPEARANCES—

For Applicant: Arthur B. Daub.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1016-27-BZ)

WHEREAS, Arthur B. Daub, for Max Daub, owner, filed, September 16, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Walker boulevard and Outerbridge avenue, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 3, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Walker boulevard, Outerbridge avenue and Bridge Plaza are in business districts; and

WHEREAS, the decision of the fire commissioner, rendered August 31, 1927 (re Plan No. 2611-1927), reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals."

and

WHEREAS, it is proposed to erect a non-fireproof office, 22 ft. by 22 ft., bury two 550-gallon tanks and erect three pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed it against public interest to grant a variation for a gasoline service station, unsupported by local requirement in this virgin territory, and located at the contemplated public plaza, notwithstanding the consents by property all in one ownership amounting to 100 per cent. of the area deemed by the board to be affected, and that the consenting property should more properly apply to the Board of Estimate and Apportionment for a change of use district; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal under section 21 of the building zone resolution on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1102-27-BZ.

APPLICANT—Philip J. Sinnott, for Bon Ton Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 7c and 21 of the building zone resolution, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of Broadway, 150 feet south of West 240th street, The Bronx.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: Aubrey Mittenthal and Elizabeth Morely.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1102-27-BZ)

WHEREAS, Philip J. Sinnott, for Bon Ton Holding Corp., owner, filed, October 11, 1927, an application, under the building zone resolution, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five motor vehicles; premises west side of Broadway, 150 ft. south of West 240th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 3, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Corlear avenue, between a point 100 ft. north of 238th street and 240th street, is in an unrestricted district; Broadway, west side, forming a triangle east of a line parallel with and 100 ft. east of Corlear avenue, is in a business district; West 238th street is in a business district; Broadway, east side, south of 240th street, is in a business district, and Broadway, east side, north of 240th street, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 15, 1927, reads:

"1. Erection of public garage for storage of more than five motor vehicles partly in a business district and partly in unrestricted district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the proposed building is to be non-fireproof, two stories and basement in height, having a frontage of 75 ft. on Broadway and 105.79 ft. on Corlear avenue; the westerly portion of the building (approximately 10,600 sq. ft.), is in the unrestricted district and the easterly portion (approximately 5,000 sq. ft.), is in the business district; the building to be occupied as a garage for more than five motor vehicles; and

WHEREAS, there exists on this street front, between intersecting streets, a public garage, the board is empowered to act under section 7, subdivision e; and

WHEREAS, this plot on the Broadway front is cut by two use districts—business and unrestricted—the board is empowered to act under section 7, subdivision c.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the structure shall be restricted in height to a building not exceeding two stories above grade on the Broadway front; that the building shall be constructed fireproof throughout; that the roof shall be of flat design and construction; that the exterior of the Broadway elevation shall be finished with face brick and architectural terra cotta or natural

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stone trimming; that any advertising displayed on front of building shall be restricted to flat wall signs and not more than one projecting electric sign, indicating the name and title of the business conducted on the premises; that no portable gasoline tanks shall be operated on these premises within the business use area of the plot, and that all permits required shall be obtained within nine months and any work involved shall be completed within one year from the date of this action.

787-27-BZ.

APPLICANT—Philip J. Sinnott, substituted for Louis A. Sheinart, for Edis Realty Co., Inc.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station (previously denied).

PREMISES AFFECTED—Northeast corner of Bay Ridge avenue and Shore road, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(787-27-BZ)

WHEREAS, Louis A. Sheinart, for Edis Realty Co., Inc., owner, filed, July 7, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises northeast corner of Bay Ridge avenue and Shore road, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 3, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bay Ridge avenue is in a business and residence district, Shore road is in a residence district and 68th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 24, 1927 (re Applic. No. 11508-1927), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3 and Sec. 4-a, 46.

"The erection of a building for a gasoline service station partly in a residential and partly in a business district."

and

WHEREAS, the premises consists of a plot of ground with a frontage of 40 ft. on Shore road and 120 ft. on Bay Ridge avenue; it is proposed to remove present frame office, erect an office and an ornamental frame shed covering the front portion of the lot, rearrange and bury four 550-gallon tanks and erect seven pumps for the purpose of enlarging and conducting a gasoline service station located partly in a business district and partly in a residence district; and

WHEREAS, there is in force a permit for the conduct and operation of a gasoline service station on these premises; and

WHEREAS, the adjoining property to the north on Shore road is in the same ownership and there exists on the rear of the Bay Ridge avenue lot of this plot an existing garage.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use dis-

trict regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it is restricted to a plot fronting 40 ft. on Shore road, *on condition* that there shall be erected along the northerly property line of this property a brick wall; that the Shore road frontage and the Bay Ridge avenue frontage shall be maintained open; the roof or cover of gasoline station to be supported by not less than four free-standing columns of attractive architectural design; that there shall be erected along the building line on the Shore road frontage and the Bay Ridge avenue frontage a concrete curbing at the building line not less than 12 inches in height above grade, other than the driveway entrances and exits to the property on the Bay Ridge avenue front; that the interior of the northerly enclosing wall shall be finished with enamel brick; that the entablature of the covering on the street front shall be of architectural terra cotta or light enamel brick; that the property shall not be enclosed on the street or avenue frontage; that there shall be no portable gasoline tanks operated or maintained on these premises; that there shall be no grease racks or crankcase service frames installed or maintained on these premises; that any advertising displayed shall be confined to the frieze of the entablature or the globes of the gasoline pumps; that the architect shall make a return of the drawings to this board for approval in accordance with resolution; that all permits required shall be obtained within six months and all work completed within one year from the date of this action.

1190-27-BZ.

APPLICANT—Charles A. Peabody, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station.

PREMISES AFFECTED—404-414 West 155th street and 91-99 St. Nicholas place, southwest corner, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Solomon Sufrin, Mr. Gallagher and David Brickel.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative: Chief Kenlon.....	1
Absent	0

THE RESOLUTION—

(1190-27-BZ)

WHEREAS, Charles A. Peabody, owner, filed, November 10, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles and also a gasoline service station; premises 400-414 West 155th street and 91-99 St. Nicholas place, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 3, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 155th street is in a business and residence district, St. Nicholas place is in a residence district and St. Nicholas avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 1, 1927 (re App. No. 467-1927), reads:

"1. The location of a garage in a business district

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and extending into a residence district is unlawful. Zoning Resolution, Art. II, Sec. 3 and 4.

"2. The location of a gas service station in a business district is unlawful. Zoning Resolution, Art. II, Sec. 4."

and
WHEREAS, the proposed building is to be of non-fireproof construction, one and three stories in height, with a frontage of 154 ft. 3¾ in. on West 153th street and a depth of 144 ft. 1¼ in.; to be occupied as a garage for more than five motor vehicles and a gasoline service station; and

WHEREAS, documentary proof of an existing garage building and the occupancy of the remainder of plot by individual garage units prior to the adoption of the building zone resolution was filed in the appeal; and

WHEREAS, the board has intimate knowledge of the property involved, the surrounding streets and conditions; and

WHEREAS, under section 7, subdivision e, of the building zone resolution, the board is empowered to act.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the proposed structure erected thereon shall be restricted to a building not exceeding three stories in height above curb level on the St. Nicholas place frontage, following the grade of the street westerly and not exceeding a one-story building in height above grade at the extreme westerly line of premises; that the entire building shall be of fireproof construction throughout; that the westerly and southerly gable walls shall be unpierced throughout their entire height and length; that the elevations on street fronts shall be finished with face brick or architectural terra cotta or natural stone trimmings and shall be of attractive architectural design on perpendicular Gothic lines; that the applicant shall make a return of the drawings to this board for approval in accordance with the foregoing resolution; that there shall be no roof signs erected or maintained; any advertising signs displayed on the street front shall be restricted to flat wall signs and not more than one electric projecting sign on either street front; that all permits required shall be obtained within nine months and all work completed within eighteen months from the date of this action.

33-28-BZ.

APPLICANT—William F. Doyle, for L. Haas Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the alteration and change of occupancy from a garage for the storage of five (5) motor vehicles to a motor vehicle repair shop.

PREMISES AFFECTED—1367 Macombs road, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Höffland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(33-28-BZ)*

WHEREAS, William F. Doyle, for L. Haas Realty Corp., owner, filed, January 16, 1928, an application, under the building zone resolution, to permit in a business district the alteration and change of occupancy from a garage for the storage of five motor vehicles to a motor vehicle repair shop; premises 1367 Macombs road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 3, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Macombs road is in a business and residence district, Jerome avenue is in a business and residence district and Inwood avenue is in an unrestricted district; and

WHEREAS, the order of the superintendent of buildings, rendered January 29, 1926 (re Viol. No. 713-1925), reads:

"You will please take notice that there exists a violation of Section 5 of the Building Code at the premises hereinafter described, in that of changing the occupancy of said building from a garage for not more than 5 cars and show room, to a motor vehicle repair shop, same being contrary to law."

and

WHEREAS, the premises under this application are entirely within a business district, occupied as a garage for five cars, comprising the easterly portion of a building extending through the block from Macombs road to Inwood avenue; the westerly portion facing Inwood avenue is entirely within an unrestricted district and occupied as a garage for more than five cars; it is proposed to construct a doorway and ramp 12 ft. in width connecting the two portions of the building and to use the premises under this application as a motor vehicle repair shop; and

WHEREAS, the existing building running from Inwood avenue to Jerome avenue embraces a plot 225 ft. in depth; and

WHEREAS, 100 ft. from Macombs road is restricted by reason of the business use designation; and

WHEREAS, it is proposed to conduct in conjunction with the entire premises, which is used and operated in single tenancy, a limited motor vehicle repair shop; and

WHEREAS, under section 4, subdivision c, this property within the business area is entitled to industrial uses under single tenancy and operation.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, connecting the Inwood avenue section with the Macombs road section by a single door in the rear dividing wall, not exceeding a width of 9 ft., for the use and accommodation of the premises in single tenancy and operation, permitting the conduct, operation and use of the Macombs road frontage for motor vehicle repairs incidental to the conduct and operation of garage, restricting the repair work to that of manual operation; that there shall be no anvils, open flames or furnaces maintained or operated in conjunction with this business other than a one-half horsepower portable electric drill; that there shall be no gasoline storage equipment installed and maintained within the business use area of the Macombs road frontage, and that all permits shall be obtained within ninety days and any work involved shall be completed within six months from the date of this action.

573-26-BZ.

APPLICANT—John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed building to be used for business purposes. (Variation previously granted on condition.)

PREMISES AFFECTED—636 East Fordham road, southwest corner of Belmont avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

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THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Holland and Guilfoyle and Chief Kenlon.. 5
Negative 0
Absent 0

THE RESOLUTION—

(573-26-BZ)

WHEREAS, John J. Dunnigan, for East Fordham Road Syndicate, Inc., owner, filed, June 24, 1926, an application, under the building zone resolution, for amendment and modification of the previous resolution, to permit the extension, from a business district into a residence district, of a proposed building to be used for business purposes; premises 636 East Fordham road, southwest corner of Belmont avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 3, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East Fordham road is in a business district, Belmont avenue is in a residence district and East 189th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 22, 1926 (re N. B. 1514-1926), reads:

"1. Erection of business building partly in business and partly in residence district is contrary to provisions of Building Zone Resolution."; and

WHEREAS, the southerly portion of the existing building extends for a distance of 47.34 ft. into the residence district, the remainder being in a business district; the original resolution in this matter was granted December 7, 1926, on condition that the rear and gable walls shall be unpierced throughout their entire height and length; that no door opening on the Belmont avenue front shall exceed a width of 3 ft. 8 in.; any openings within the residence area district on the Belmont avenue front shall be restricted to double-hung windows, the sills of which shall be not less than 4 ft. 6 in. above sidewalk grade; that the elevations on the street front, other than the show windows, shall be finished with face brick and architectural terra cotta or stone trim; that there shall be no signs or advertising of any nature or description displayed within the residence area

of the plot, and that all permits required shall be obtained within nine months and all work involved thereby to be completed within eighteen months from the date of this action; applicant now requests permission to erect a one-story building having a frontage of 47.34 ft. and a depth of 25 ft., as a separate store, upon the southerly end of the plot; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7, subdivision c, and that he was entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the first story of the plot within the residence use area of the premises, *on condition* that the rear and gable walls shall be unpierced throughout their entire height and length; that any advertising exposed or displayed on the exterior of the building within the residence use area of the plot shall be restricted to the plate glass show windows of store front; no portion of premises within the residence use area shall be rented or used or occupied as a fish store, meat or produce market or delicatessen shop, and that all permits required shall be obtained within ninety days and any work involved shall be completed within six months from the date of this action.

AREA FIXED.

(726-27-BZ)

The chairman presented and read a communication from Samuel Rosenblum, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises north side of Queens boulevard, 24.5 ft. west of 47th street, Elmhurst, Borough of Queens.

The following area was approved by the board:

Both sides of Queens boulevard from a point 100 ft. west of 74th street (17th street) to a point 400 ft. east of the premises in question (not including the unrestricted district extending east and west of South Railroad avenue).

Adjourned 5.20 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING,

TUESDAY AFTERNOON, APRIL 3, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS

502-27-S.

PETITIONER—Thomas I. Sheridan, for Stephen Realty Co., owner.

SUBJECT—Variation of labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—16-24 West 47th Street, Manhattan.

APPEARANCES—

For Petitioner: Arthur R. Stafford.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 17, 1928, at 2 p. m., on request of petitioner's representative.

1136-27-S.

PETITIONER—Samuel Rosenblum, for Nathan Brender, lessee.

SUBJECT—Variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—27 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 17, 1928, at 2 p. m., on request of petitioner.

916-27-S.

PETITIONER—William F. Doyle, for Central Zone Corporation, owner.

SUBJECT—Variation of labor law as cited in orders of the fire commissioner and superintendent of buildings.

PREMISES AFFECTED—15-19 East 33rd street and 18-22 East 34th street, Manhattan.

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APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 1, 1928, at 2 p. m., on request of petitioner.

978-27-S.

PETITIONER—Commercial Outfitting Co., Inc., owner.

SUBJECT—Variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—27 East Broadway, Manhattan.

APPEARANCES—

For Petitioner: Philip M. Kleinfeld.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 17, 1928, at 2 p. m., to check papers of bureau of buildings.

9040-27-S.

PETITIONER—Sigmund Schuler, for United Cigar Stores Co. of America, owner.

SUBJECT—Variation of labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—173 Bowery and 1-5 Delancey street, Manhattan.

APPEARANCES—

For Petitioner: Sigmund Schuler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 17, 1928, at 2 p. m., on request of petitioner.

9160-27-S.

PETITIONER—United Real Estate Owners Association, for Ablemo Realty Co., Inc., owner.

SUBJECT—Variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—99-101 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: J. Burmeister.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 17, 1928, at 2 p. m., on request of petitioner's representative for final disposition.

91132-27-S.

PETITIONER—Crocker Nat. Fire Prev. Eng. Co., for 578 Madison Avenue Corp., owner.

SUBJECT—Variation of labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—578 Madison avenue and 24-26 East 57th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 1, 1928, at 2 p. m., on request of petitioner's representative.

9090-27-S.

PETITIONER—Harry Rubin, for Rubin & Filippo, lessees.

SUBJECT—Variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (12th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 1, 1928, at 2 p. m., on request of petitioner's representative.

991-27-S.

PETITIONER—Isidore Ash, Inc., lessee.

SUBJECT—Variation of labor law as cited in decision of fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (9th floor, front), Manhattan.

APPEARANCES—

For Petitioner: Martin Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 1, 1928, at 2 p. m., on request of petitioner's representative.

992-27-S.

PETITIONER—Hoffman, Friedman & Mandel, for Joe Rosenthal & Co., lessee.

SUBJECT—Variation of labor law as cited in decision of fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (7th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 1, 1928, at 2 p. m., on request of petitioner's representative.

993-27-S.

PETITIONER—Jos. Greenberg Co., Inc., lessee.

SUBJECT—Variation of labor law as cited in decision of fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (5th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 1, 1928, at 2 p. m., on request of petitioner's representative.

994-27-S.

PETITIONER—Simon Costume & Dress Co., lessee.

SUBJECT—Variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (8th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 1, 1928 at 2 p. m., on request of petitioner's representative.

995-27-S.

PETITIONER—Max Sadowsky, for Sadowsky Costume Co., lessee.

SUBJECT—Variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (15th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 1, 1928, at 2 p. m., on request of petitioner's representative.

996-27-S.

PETITIONER—Harry J. Kane, lessee.

SUBJECT—Variation of labor law as cited in order of the fire commissioner.

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PREMISES AFFECTED—225-235 West 37th street (4th floor, front), Manhattan.

APPEARANCES—

For Petitioner: Martin Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 1, 1928, at 2 p. m., on request of petitioner's representative.

998-27-S.

PETITIONER—Sam Zahn, lessee.

SUBJECT—Variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (3rd floor), Manhattan.

APPEARANCES—

For Petitioner: Martin Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 1, 1928, at 2 p. m., on request of petitioner's representative.

999-27-S.

PETITIONER—Eli Lahm, for Lahm & Co., lessee.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (6th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 1, 1928, at 2 p. m., on request of petitioner's representative.

246-27-S.

PETITIONER—B. Crystal & Son, owner.

SUBJECT—Application for reopening—modification—re variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—46 West street, Manhattan.

APPEARANCES—

For Petitioner: B. Crystal.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to April 17, 1928, at 2 p. m., on request of petitioner's representative.

1135-27-S.

PETITIONER—Samuel Rosenblum, for Schiff Bros., owners.

SUBJECT—Variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—84-86 Withers street, Brooklyn.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

1179-27-S.

PETITIONER—Croker Nat. Fire Prev. Eng. Co., for Wako Co., Ltd., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—18 East 53rd street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin 5

Absent 0

THE RESOLUTION—

(1179-27-S)

WHEREAS, Croker National Fire Prev. Eng. Co., for Wako Co., Ltd., owner, filed November 3, 1927, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises No. 18 East 53rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 20, 1927 (Order No. 17976-LD), reads:

"1. Remove all partitions not built of incombustible materials as per Sections 263 and 270 of the Labor Law;"

and

WHEREAS, the building is fireproof, 14 stories and pent house in height, 40 ft. by 100 ft. 5 in. in area at 1st story; OCCUPIED: cellar, storage; 1st story, milliner, 20 persons; 2nd story, office, 6 persons; 3rd story, vacant; 4th story, dressmaking, 30 persons; 5th story, tailor, 8 persons; 6th story, tailor, 27 persons; 7th story, gowns, 60 persons; 8th story, office and beauty parlor, 13 persons; 9th story, office, 9 persons; 10th story, office, 16 persons; 11th story, dressmaking, 20 persons; 12th story, dressmaking, 24 persons; 13th story, dressmaking, 25 persons; 14th story, dressmaking, 20 persons; pent house, dentist, 4 persons; EQUIPPED with a fire alarm signal system; EXITS: a fire tower; an interior fireproof stairway, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims that Fire Department Order No. 17976-LD applies to parts of all stories except the 3rd and 10th stories; that the wood partitions are of an ornamental nature, 6 ft. 6 in. to 7 ft. 6 in. in height and do not interfere in any way with the required means of egress; that the partitions were erected under heavy expense and in most cases where no manufacturing is done; furthermore, the petitioner contends that the building is not used for more than 25 per cent manufacturing;

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

1170-27-S.

PETITIONER—Sugarman & Berger, for Harley Realty Co., owner.

SUBJECT—Variation of labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—348-350 Seventh avenue and 207-209 West 29th street, Manhattan.

APPEARANCES—

For Petitioner: William J. Minogue.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(1170-27-S)

WHEREAS, Sugarman & Berger, for Harley Realty Corp., owner, filed November 1, 1927, a petition for variation from the requirements of the labor law, as cited in a decision of

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the superintendent of buildings, affecting premises Nos. 348-50 Seventh avenue and 207-09 West 29th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated October 24, 1927 (N. B. 170-27), reads:

"10. Size of windows and window panes must conform to Rule 503 of Industrial Code.";

and

WHEREAS, the building is fireproof, 21 stories in height, "L" shape, having a frontage of 38 ft. on West 29th street, 38 ft. on Seventh avenue and a depth of 121 ft.; OCCUPIED: 1st story, stores; upper stories, tenant factories, 70 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings, on the 1st, 2nd and 3rd stories in both street walls of the building, glazed with polished plate glass, the maximum area of the glass in the 1st story being 8 ft. 6 in. by 8 ft. 10 in.; on the 2nd story, being 3 ft. by 7 ft., and on the 3rd story, being 3 ft. by 6 ft. 6 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the lowest three stories;

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the windows on the three lower stories on the street fronts *on condition* that all openings shall be equipped with approved metal frames and sash, glazed with one-quarter inch polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

884-27-S.

PETITIONER—Edward P. Doyle, for McFadden Publications, owner.

SUBJECT—Variation of labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—1926-1932 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin..... 5

Absent 0

THE RESOLUTION—

(884-27-S)

WHEREAS, Edward P. Doyle, for McFadden Publications, owner, filed August 4, 1927, a petition for variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 1926-32 Broadway, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated April 30, 1927, read:

"Order No. 19108-LD-1. Provide egress to the street from both interior stairways, by means of a passageway enclosed in fire resisting material as per Sec. 271 of the Labor Law.

"Order No. 19109 LD-1. Remove all articles from centre stairway on 1st story (Cigar and Bootblack stand), as per rule 10, Board of Standards and Appeals, adopted Feb. 23, 1927.

"Order No. 19110 LD-1. Remove revolving door leading to street from center stairway B'way side of Building. Sec. 271 of the Labor Law.

"2. Reduce the area of wire glass in hallways of

both stairways all stories including cellar so that same does not exceed 720 square inches and no one pane exceed 360 square inches, as per rule 505 of the Industrial Code.";

and

WHEREAS, the building is fireproof, 6 stories and basement in height, 173 ft. 11½ in. by 109 ft. 10 in. in area; OCCUPIED: basement, garage, 10 persons; 1st story, stores and auto showrooms, 42 persons; 2nd story, garage and service station, 20 persons; 3rd story, newspaper offices, 97 persons; 4th story, manufacture of medical powders, auto painting and machinists, 29 persons; 5th story, newspaper office, 150 persons; 6th story, 150 persons; 446 persons above the 1st story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the basement to roof, each enclosed in fireproof partitions with wire glass paneled fireproof doors at all openings, including basement story; the maximum area of the wired glass being 900 square inches; EGRESS on the 1st story from the termination of the rear stairway being through a driveway leading to West 65th street—the partitions forming the westerly side of the driveway being constructed of wood; the egress from the termination of the center stairway to Broadway on the first story being through a corridor having wood doors and also plate glass panels in the side walls of same; there being a revolving door at the Broadway front of the main entrance to the building; a fire escape in the rear court of the building, having fireproof openings along the course thereof, extending from the top story to the rear court, with egress at 1st story through building to driveway to street; ROOFS of adjoining buildings: to north, 20 ft. lower; to east, same height; and

WHEREAS, petitioner contends that the stands in the main corridor do not interfere with the means of egress and that the number of persons in this building engaged at factory work is small and requests the acceptance of existing conditions;

Resolved, that the orders of the fire commissioner be and they hereby are *affirmed*, and that the petition be and it hereby is *denied*.

1041-27-S.

PETITIONER—Saul Goldsmith, for Weisgott Realty Corp., owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—26 Allen street, Manhattan.

APPEARANCES—

For Petitioner: Saul Goldsmith.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(1041-27-S)

WHEREAS, Saul Goldsmith, for Weisgott Realty Corp., owner, filed September 22, 1927, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner affecting premises No. 26 Allen street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 26, 1927 (Order No. 25687-LD), reads:

"1. Arrange the fire escape at the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method

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of complying with the requirements of Section 271 of the Labor Law. SEE NOTE.

"NOTE—Among the defects noted are the following:

"No fireproof passage from termination to street. No counterbalanced stairway from lowest balcony to ground.";

and

WHEREAS, the building is non-fireproof, 3 stories in height, 25 ft. by 60 ft. in area; OCCUPIED: 1st story, store; 2nd story, manufacture of neckties and quilts, 7 persons; 3rd story, manufacture of dresses and storage of quilts, 4 persons; EXITS: an interior wooden stairway, extending from the 1st story to roof; enclosed in metal lath and 3/4-inch P. C. plaster partitions with fireproof doors at openings; a 60 degree fire escape on the rear of the building, having fireproof openings along the course thereof, excepting from the top story balcony to the 2nd story balcony with drop ladder in guides to yard; with EGRESS from the termination of the fire escape by means of gate in fence leading to yard of premises to the south—with egress from yard to street by means of passageway at street level. ROOFS of adjoining buildings: to south, 25 feet higher; to north, 10 feet higher; and

WHEREAS, petitioner requests the acceptance of the existing means of egress in view of the light occupancy of the building;

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as it affects the two defects as noted above *on condition* that the fire escape shall comply with the labor law in all other respects other than the stairs from the termination; that a drop ladder in guides shall be provided from the lowest balcony to the grade of the yard level, with egress from the termination of the fire escape through opening in the fence to adjoining yard to the south, with egress therefrom through passageway of adjoining building direct to the street; that the occupancy shall be restricted to twelve persons above the first story; and that the building shall be not increased in height or area.

1201-27-S.

PETITIONER—Samuel Rosenblum, for Harry K. Norian, owner.

SUBJECT—Variation of labor law as cited in order of fire commissioner and decision of superintendent of buildings.

PREMISES AFFECTED—104 Lexington avenue, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(1201-27-S)

WHEREAS, Samuel Rosenblum, for Harry K. Norian, owner, filed November 11, 1927, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner and in a decision of the superintendent of buildings, affecting premises No. 104 Lexington avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 26, 1927 (Order No. 26294-LD), reads:

"1. Provide an outside iron balcony fire escape on rear of building with balconies 4' in width connected by stairways no less than 22" wide, placed at an incline

of not more than 45 degrees; extending from ground to roof, constructed as per Sec. 273 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with Sec. 271 of the Labor Law.";

and

WHEREAS, the decision of the superintendent of buildings, dated November 10, 1927, reads:

"2. Secondary means of exit remote from existing stairway must be provided on 2nd, 3rd and 4th floors, in accordance with Sec. 271, Labor Law.";

and

WHEREAS, the building is non-fireproof, 4 stories (48 ft.) in height, 19 ft. 9 in. by 80 ft. in area at 1st story, and 19 ft. 9 in. by 55 ft. in area above; OCCUPIED: 1st story, store and manufacture of umbrellas, 8 persons; 2nd and 3rd stories, vacant at present, proposed occupancy of 10 persons on each story; 4th story, manufacturing, furrier, 5 persons; EXITS: an interior wooden stairway, extending from the 1st story to roof, enclosed in fire retarding partitions with fireproof doors at openings; a proposed 45 degree fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the top story balcony (with gooseneck ladder to roof) to the 2nd story balcony; with EGRESS from the termination of the fire escape by means of a counterbalanced drop ladder to the yard of the adjoining building to the north; with egress from yard through glass paneled wooden door in building (No. 106 Lexington avenue) and thence to street; ROOFS of adjoining buildings: to north, 1 story higher; to south, 1 story lower; and

WHEREAS, petitioner proposes to provide on the first story of the building, a door in the north wall, at the rear of the building, leading to the rear yard of the premises to the north and requests the acceptance of the proposed means of egress;

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted* as to fire department order No. 26294-LD, and the decision of the superintendent of buildings, dated November 10, 1927, objection No. 2, only so far as it affects the egress from the termination of the proposed rear fire escape at the second story level, *on condition* that a counterbalanced stairs shall be provided from the balcony at second story level, terminating in the yard of adjoining premises to the north, No. 106 Lexington avenue, with egress from the yard of No. 106 Lexington avenue to the open yard of the premises directly to the rear, No. 131 East 27th street, and through building direct to the street; that a gooseneck ladder shall be provided from the top story balcony to the roof, and that the labor law be complied with in all other respects, and that the building shall not be increased in height or area, and this variation is granted so long as conditions as to occupancy and use remain substantially unchanged.

624-27-S.

PETITIONER—William L. Lange, for R. & L. Holding Co., Inc., owner.

SUBJECT—Application for reopening—reconsideration, previously denied—re variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—225-227 East 24th street, Manhattan.

APPEARANCES—

For Petitioner: Charles H. Young.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and granted on condition.

THE VOTE TO REOPEN AND GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Deputy Chief Martin	4
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Negative 0
Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION—

(627-27-S)

WHEREAS, William L. Lange, for R. & L. Holding Co., Inc., owner, filed June 2, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 225-227 East 24th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 3, 1927 (Order No. 19329-LD), reads:

"1. Prove an additional means of exit from the cellar, said exit to be located at the rear of the building in accordance with the provisions of Sec. 271 of the Labor Law.

"2. Enclose the interior stairway, southwest side of building, and the landings, platforms and passageways connected therewith in partitions of fire resisting material from cellar to 3' above roof as per Sec. 271 of the Labor Law and the rules of the Board of Standards and Appeals adopted July 29, 1924."

and

WHEREAS, the building is non-fireproof, five stories and basement in height, 39 ft. by 100 ft. in area; OCCUPIED by one concern for the manufacture of banjos and mandolins: basement, storage and nickel plating, 5 persons; 1st story, office and stock room, 10 persons; 2nd story, bench work and assembling, 20 persons; 3rd story, machine shop and assembling, 20 persons; 4th story, wood turning, 20 persons; 5th story, wood finishing, 20 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to top story, with iron ladder leading to scuttle in roof, enclosed in plaster board partitions covered with $\frac{3}{4}$ in. plaster, with wooden doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the top story (with ladder to roof) to the yard, with EGRESS from the termination of the fire escape by means of open yards to neighboring tenement houses; ROOFS of adjoining buildings: to west, 5 ft. higher; to east, 50 ft. lower; and

WHEREAS, petitioner contends that the occupancy of the building is light; that fire drills are regularly conducted and proposes to install an iron ladder at the rear of the basement leading to an opening in the floor of the first story, opening being protected by a two-section iron door which can be raised from the basement side of floor; and

WHEREAS, this petition was denied by the board November 15, 1927, and reopened by vote of the board,

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the existing stairway enclosure shall be covered throughout on the loft side with 26 gauge metal; that all doors leading to the stairway enclosure shall be made fireproof, self-closing; and that the occupancy shall not exceed 35 persons above the second story.

92-27-S.

PETITIONER—Francisco & Jacobus, for Lehmaier, Schwartz & Co., owner.

SUBJECT—Application for reopening—modification—re variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—511-519 West 25th street, Manhattan.

APPEARANCES—

For Petitioner: R. F. Jacobus.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and granted.

THE VOTE TO REOPEN AND GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Deputy Chief Martin 4

Negative 0

Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION—

(92-27-S)

WHEREAS, Francisco & Jacobus, for Lehmaier, Schwartz & Co., owner, filed January 28, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 511-519 West 25th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 27, 1926 (Order No. 6893-LF), reads:

"1. Install an adequate interior electric fire alarm system in accordance with the rules of the Board of Standards and Appeals and the enclosed approved layout."

and

WHEREAS, the building is fireproof, 8 stories and pent house in height, 100 ft. by 99 ft. 2 in. in area at 1st story and 100 ft. by 88 ft. in area above; OCCUPIED by one concern for the manufacture of tinfoil: basement, 10 persons; 1st story, 110 persons; 2nd story, 110 persons; 3rd story, 140 persons; 4th story, 90 persons; 5th story, 6 persons; 6th story, no persons; 7th story, 1 person; 8th story, 20 persons; pent house, 1 person; a total of 488 persons in the entire premises; EQUIPPED with an automatic sprinkler system with a two-source supply, a 30,000-gallon tank 31 in. above the roof and a connection to the city main; there being, also, a siamese connection at the street front; EXITS: two interior fireproof stairways, extending from the 1st story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fireproof enclosed stairway (at the northwest corner), extending from the roof to the 5th story and thence by means of a connecting balcony to the roof of the 4-story building (under the same ownership) to the west, and, also, horizontal exits on the 1st to 4th stories, inclusive, leading to the building to the west; and

WHEREAS, petitioner contends that the sprinkler system was approved by the fire department in 1917 and that the building is sprinklered throughout with the exception of the stairways and over certain portions of the basement which are used for melting lead and other materials, contending that the omission of the sprinkler heads over the molten lead pots is a physical necessity and in view of the existing sprinkler system petitioner requests the omission of the required fire alarm system; and

WHEREAS, this petition was denied by the board at its meeting May 3, 1927, and reopened by vote of the board;

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the existing sprinkler system shall be maintained in good working order throughout the premises, other than in the fireproof stairhall enclosure and to within ten feet of the existing molten lead furnaces; that the building shall be not increased in height or area; and this variation is *granted* so long as conditions as to occupancy and use otherwise remain unchanged.

APPLIANCES SUBMITTED FOR APPROVAL.

1151-27-SA.

PETITIONER—W. D. Allen Mfg. Co.

SUBJECT—Allen $2\frac{1}{2}$ -inch Angle Valve, approval of.

APPEARANCES—

For Petitioner: Andrew L. Boerner.

For Administration: Inspector Maher of fire department.

MINUTES

ACTION OF BOARD—Laid over to April 17, 1928, at 2 p. m., subject to report by fire department.

1176-27-SA.

PETITIONER—James Kearney, for Arthur H. Ballard, Inc., owner.

SUBJECT—Ballard Junior Oil Burner, Type C, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on reserve calendar, subject to inspection and report by committee of the board.

1259-27-SA.

PETITIONER—John J. Gilmartin, for Pioneer Automatic Oil Burner, Inc., owner.

SUBJECT—Pioneer Automatic Oil Burner, approval of.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on reserve calendar, subject to report and inspection by committee of the board.

Adjourned, 6.25 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

MINUTES

* CORRECTION

The minutes of the meeting of the board of standards and appeals held Friday morning, March 16, 1928, as they appeared in Bulletin No. 13, Vol. XIII, are hereby corrected to read as follows:

RULES

639-27-SR.

PETITIONER—F. C. Schmitz.

SUBJECT—Amendments to rules for testing combustibility of fireproof wood.

APPEARANCES—

Rudolph P. Miller.

For Petition: Frederick R. Ryan, F. C. Schmitz, E. F. Hartman, F. S. Bosworth and B. Motler.

* Correction—The name Rudolph P. Miller transposed from appearances for petition.

ACTION OF BOARD—Amendment granted as to the reduction of temperature for evaporation from 190 degrees to 140 degrees. Amendment as to testing samples at factory denied. See page 325.

THE VOTE ON REDUCTION AND FIXING OF TEMPERATURE FOR OVEN DRYING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative: Chief Kenlon..... 1

Absent 0

THE VOTE FOR APPROVAL OF SAMPLES AT THE FACTORY—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon 5

Absent 0

MINUTES

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, February 7, 1928, as they appeared in Bulletin No. 7, Vol. XIII, are hereby corrected to read as follows:

997-27-S.

PETITIONER—Carmel Bros., Inc., lessee.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (10th floor), Manhattan.

APPEARANCES—

For Petitioner: M. Mandel and Joseph Allen.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn to comply with order of the fire commissioner.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

* Correction—Calendar number changed from 977-27-S to 997-27-S.

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, March 27, 1928, as they appeared in Bulletin No. 14, Vol. XIII, are hereby corrected to read as follows:

1091-27-BZ.

APPLICANT—McCooley & Conroy, substituted for Jacob Govern, for Jakmore Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—251-259 79th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr., and R. S. Hardy.

For Opposition: Jerome F. Katz and George R. Brennan.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

* Correction—McGovern on first line changed to McCooley.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
- 1372-21-SA—Ford Fire Line Reducing Valve, approval of.
- 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.

- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1106-25-SA—Modern Oil Burner, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 418-26-SA—Film Inspection Machine (approved type), approval of.
- 451-26-SA—Protectoseal Cover, approval of.
- 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
- 950-26-SA—Ideal Fuel Oil Burner, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
- 900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
- 1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.
- 1071-27-SA—New Process Oil Burner, approval of.
- 1094-27-SA—Fluid Heat Domestic Fuel Oil Burner, Type O, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
- 1259-27-SA—Pioneer Automatic Oil Burner, approval of.
- 1290-27-SA—Edwards Tank Sentinel, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

FIRST QUARTERLY REPORT

CITY OF NEW YORK BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, CHAIRMAN
MUNICIPAL BUILDING

April 10, 1928.

HON. JAMES J. WALKER,
Mayor, New York City.

Sir:—I have the honor to submit for your information the First Quarterly report of the Board of Standards and Appeals, for the quarter ending March 31, 1928, which is set forth as follows:

CASES FILED AND PENDING, 1928

FILED 1928	A	BZ	S	SA	SR	M'L	T'L	GR. T'L
JANUARY	27	39	19	6	0	48	139	..
Restored	1	9	1	0	0	0	11	150
FEBRUARY	23	45	25	2	0	20	115	..
Restored	1	0	1	1	1	0	4	119
MARCH	37	43	21	4	0	38	143	..
Restored	1	6	5	1	0	0	13	156
TOTAL	90	142	72	14	1	106	425	425
PENDING, 1927....	216	188	163	101	1	0	669	669
GRAND TOTAL...	306	330	235	115	2	106	1094	1094

DISPOSITION

1928								
JANUARY	41	40	41	14	0	48	184	..
FEBRUARY	33	18	23	9	0	20	103	..
MARCH	29	39	35	1	1	38	143	430
TOTAL	103	97	99	24	1	106	430	430
PENDING								
MARCH 31, 1928..	203	233	136	91	1	0	664	664

Code: A—Appeals from Administrative Orders. BZ—Applications under Building Zone Resolution. S—Petitions for Variation of Labor Law. SA—Petitions for Approval of Appliances. SR—Petitions for Adoption of Rules. M'L—Miscellaneous Docket.

SUMMARY.

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	44
		Dismissed	31
		Denied	76
Cases filed up to March 31, 1928.....	291	Granted	1
		Granted on condition.....	147
		Appliances approved.....	14
Restored to calendar.....	28	Appliances dismissed, disapproved or withdrawn.....	10
		Rules approved.....	1
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	63	Requests to reopen granted.....	56
		Requests to reopen denied.....	6
Requests to amend.....	13	Requests to amend granted.....	13
		Requests to amend denied.....	0
Requests for modification.....	4	Requests for modification granted.....	2
		Requests for modification denied.....	2
Requests to rescind.....	1	Requests to rescind granted.....	1
		Requests to rescind denied.....	0

(Continued on next page)

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

FIRST QUARTERLY REPORT

Requests for extension of time.....	15	Requests for extension of time granted.....	14
Requests for extension of permit.....	1	Requests for extension of time denied.....	1
Requests for mechanical installations.....	0	Requests for extension of permit granted.....	1
Requests for approval of plans.....	8	Requests for extension of permit denied.....	0
Administrative requests.....	0	Requests to install granted.....	0
Requests for interpretation.....	1	Requests to install denied.....	0
Total	1094	Plans approved.....	7
Disposed of.....	430	Plans disapproved.....	1
Cases pending March 31, 1928.....	664	Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	1
		Requests withdrawn or dismissed.....	1
		Total	430

MONEYS RECEIVED

SUBSCRIPTIONS	JANUARY	FEBRUARY	MARCH	TOTAL
To Bulletin.....	\$180.00	\$105.00	\$135.00	\$420.00
Cash Sales.....	27.25	80.00	27.10	134.35
Paid to Chamberlain.....	\$207.25	\$185.00	\$162.10	\$554.35

WILLIAM J. O'GORMAN, *Secretary.*

WILLIAM E. WALSH, *Chairman.*

RULES

RULES FOR THE TESTING OF WOOD

Pursuant to the Provision of Section 356 of Chapter 5 of the Code of Ordinances (Building Code).

(639-27-SR)

Adopted by the Board of Standards and Appeals July 22, 1927. Amended March 16, 1928.

Rule 1. Before any wood may be used for flooring or interior trim where incombustible materials are required under the provisions of section 356 of the Building Code, the superintendent of buildings must be notified promptly upon the delivery at the job of a consignment of such material. One test sample for each 2,000 feet of material will then be selected by a representative of the Bureau of Buildings, marked for identification, and forwarded to the testing laboratory, where, under the supervision of the superintendent of buildings or his representative, the samples shall be subjected to the following tests:

Before making tests of all specimens for testing shall be oven dried at a temperature of 140° F. to a point where there is no further loss of weight due to evaporation of moisture content.

A. SHAVING TEST—A mass of shavings cut fairly thick from the outside and interior of sticks of the treated wood are to be tested separately. These shavings shall be placed to a depth of two inches in a metal vessel twelve inches square, the bottom of which shall consist of a wire screen of ½ inch mesh. The shavings shall be packed down moderately to reduce the air spaces. A Bunsen yellow flame shall then be placed beneath the receptacle so that the flame is in contact with the shavings. After twenty-five seconds the flame shall be removed. The flame at no time should show higher than six inches above the top of the bed of shavings and the shavings should not be consumed in less than five minutes.

B. TIMBER TEST. Two samples ¾ inch by 1½ inches in cross section and twelve inches long shall be

laid side by side across the top of a gas crucible furnace with a pyrometer between them. The specimens shall be subjected to a flame at 1700 deg. Fahrenheit for two minutes, the test pieces shall then be removed, and the time of duration of flame and glow observed. The sticks shall then be cut through the middle at the most burned section and the area of the unburned wood measured with a planimeter. The flame must not persist longer than 15 seconds nor the glow longer than 20 seconds, and, in the case of hard woods, the unburned area should not be less than 55 per cent., nor in the case of soft woods less than 45 per cent.

C. CRIB TEST—Twenty samples are to be prepared, each ½ inch square and 6 inches long. These shall be built up on a ring support to form a crib work five tiers high, four sticks to a tier, making the crib six inches by six inches and approximately 2½ inches high. The crib shall be set six inches above a Bunsen burner to which the crib shall be exposed for a period of one minute at a temperature approximating 1200 deg. Fahrenheit. The flame must not persist more than twenty seconds after the Bunsen burner is removed, nor the glow last more than thirty seconds. The tendency of the flame to spread from stick to stick must also be noted.

Rule 2. All of the above tests shall be at the expense of the owner or contractor or other interested party.

If the tests are satisfactory the entire shipment will be permitted to be taken into the building and used. If not, the entire shipment shall be condemned and must be removed from the premises.

In general, acceptance shall be predicated upon the existence of a complete plant in full working order from which the material is shipped, and each shipment, or, where possible, each piece shall be trade marked in a conspicuous manner so that there may be no doubt as to its identity.

PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1927.....	669
Cases filed up to April 4, 1928.....	307
Restored to calendar.....	30

MISCELLANEOUS APPLICATIONS	
Requests to reopen.....	67
Requests to amend.....	13
Requests for modification.....	5
Requests to rescind.....	1
Requests for extension of time.....	15
Requests for extension of permit.....	1
Requests for mechanical installations.....	0
Requests for approval of plans.....	8
Administrative requests.....	0
Requests for interpretation.....	1
Total	1117
Disposed of.....	458
Cases pending April 4, 1928.....	659

DISPOSITION OF CASES.	
Withdrawn	45
Dismissed	32
Denied	86
Granted	2
Granted on condition.....	157
Appliances approved.....	14
Appliances dismissed, disapproved or withdrawn.....	10
Rules approved.....	1
Rules disapproved or rescinded.....	0

MISCELLANEOUS ACTIONS.	
Requests to reopen granted.....	59
Requests to reopen denied.....	7
Requests to amend granted.....	13
Requests to amend denied.....	0
Requests for modification granted.....	3
Requests for modification denied.....	2
Requests to rescind granted.....	1
Requests to rescind denied.....	0
Requests for extension of time granted.....	14
Requests for extension of time denied.....	1
Requests for extension of permit granted.....	1
Requests for extension of permit denied.....	0
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	7
Plans disapproved.....	1
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	1
Requests withdrawn or dismissed.....	1
Total	458

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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Street.....

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My subscription is to begin with the issue for..... 1928.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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APRIL 17, 1928

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No. 16

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, April 10, 1928, 10 a. m.

Minutes of Regular Meeting, April 10, 1928, 2 p. m.

Rules of Procedure.

Reserve Calendar.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, April 17, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, April 24, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman,

CALENDAR

DOCKET.

New Cases Filed up to April 11, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
333-28-A.....	F.D.....	237 Columbia st., Bklyn., L. C. 16081
332-28-S.....	B.B.M....	330-340 W. 38th st., Man., N. B. 13-28
331-28-S.....	F.D.....	988-1000 Dean st., Bklyn., L. D. 30243
330-28-BZ.....	T.H.D....	Northwest corner of Sedgwick ave. & Van Cortlandt ave., Bx., Decision
329-28-BZ.....	T.H.D....	Northwest corner of Van Cort- landt ave. & Orloff ave. (Bailey ave.), Bx., Decision
328-28-A.....	F.D.....	560-562 Broadway, Man., F-4882
327-28-BZ.....	F.D.....	8124-8202 18th ave., Bklyn., Alt. 829-28
326-28-A.....	B.B.M....	519-521 Fifth ave., Man., N. B. 289-27
325-28-A.....	F.D.....	1760 Andrews ave., Bx., Alt. 1985-27
324-28-A.....	F.D.....	89-04 148th st. (Myrtle ave.), Jamaica, Q., Alt. 1516-27
323-28-A.....	F.D.....	1746 Andrews ave., Bx., L. C. 41554
322-28-A.....	F.D.....	1730 Andrews ave., Bx., Alt. 1982-27
321-28-BZ.....	B.B.M....	277 Madison ave., Man., N. B. 109-28
320-28-S.....	F.D.....	11-19 W. 19th st., Man., L. D. 31767
319-28-S.....	B.B.M....	235-247 E. 45th st., Man., N. B. 1-1928
318-28-A.....	F.D.....	102 Fulton st., Man., L. C. 42019
317-28-BZ.....	B.B.B....	1901-1905 Neptune ave., Bklyn., Applic. 3738-28
316-28-BZ.....	B.B.B....	815-821 Classon ave., Bklyn., Applic. 4212-28
315-28-A.....	F.D.....	Northeast corner of Varian pl. & Sprague st. (76th st), Glendale, Q., F-33826
314-28-BZ.....	B.B.Q....	902-914 Westchester ave., Bx., Alt. 826-28
313-28-S.....	F.D.....	219-221 Sixth ave., Man., L. D. 9824
312-28-A.....	F.D.....	2706-2712 40th ave., L. I. C., Q., L. C. 14157
311-28-S.....	B.B.M....	469-479 Seventh ave., Man., Viol. 5200-27
310-28-A.....	F.D.....	19 Park pl., Man., F-33873
309-28-BZ.....	F.D.....	2323-2331 Flatbush ave., Bklyn., Alt. 830-28
308-28-S.....	F.D.....	19 Park pl., Man., L. D. 33871 & L. F. 34500 & 34501

Restored to Calendar.

538-27-BZ.....B.B.M.. 481-497 Eighth ave., Man.,
N. B. 38-2

CODE.

F.D.....Fire Department
H.D.....Health Department
B.B.B.....Bureau of Buildings, Brooklyn
B.B.M.....Bureau of Buildings, Manhattan
B.B.Q.....Bureau of Buildings, Queens
B.B.R.....Bureau of Buildings, Richmond
B.B.Bx.....Bureau of Buildings, Bronx
T.H.D.....Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, APRIL 17, 1928, 2 P. M.

Building Zone Cases.

986-27-BZ.
APPLICANT—Julius R. Lippman, for Frank Fladell
owner.
PREMISES—657 Euclid avenue, Brooklyn.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a "D" area district the maintenance of a
private garage for two (2) automobiles on a lot
so that the combined area of the existing dwelling
and garage exceeds the allowable 60 per cent. of
the area of the plot.

1219-27-BZ.
APPLICANT—Gardiner Conroy, for Richard P. Sherlock
owner.
PREMISES—388-394 Coney Island avenue and 1901 Cator
avenue, northwest corner, Brooklyn.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

1224-27-BZ.
APPLICANT—Cannava & Viviani, for Nicola Grassi
owner.
PREMISES—3000-3010 Boston road, 1061-1069 Adea ave-
nue and 3001-3009 Lurting avenue, The Bronx.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

1236-27-BZ.
APPLICANT—Theodore Smith, owner.
PREMISES—Southeast corner of Woodhaven boulevard
and 163rd avenue (Sheridan avenue), Aqueduct
Borough of Queens.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

1257-27-BZ.
APPLICANT—James P. Whiskeman, for Ronel Realty
Co., owner.
PREMISES—9 East Mosholu Parkway North, east side
of Mosholu Parkway North, 78.66 ft. south of
Jerome avenue, The Bronx.
APPLICATION, under sections 7c and 21 of the building
zone resolution,
TO PERMIT in a residence district, extending from a busi-
ness district, the erection and maintenance of a
business building,

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1292-27-BZ.
 APPLICANT—McCooley & Conroy, for Harold D. Watson, owner.
 PREMISES—55-61 East 18th street, east side of East 18th street, 105 ft. 9¾ in. north of Church avenue, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a residence district the erection and maintenance of a business building.

85-28-BZ.
 APPLICANT—William F. Doyle, for Louis Security Co., owner.
 PREMISES—576-582 Eighth avenue, Manhattan.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a one and one-half times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

489-27-BZ.
 APPLICANT—Joseph Presto, lessee, for Ignazio Scilippi, owner.
 PREMISES—101-01 Northern boulevard (Jackson avenue), Corona, Borough of Queens.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a chicken market (previously withdrawn).

547-20-BZ.
 APPLICANT—William F. Doyle, substituted for John A. Blake, for Dorsma Garage Corp., owner.
 PREMISES—1016 St. Nicholas avenue, Manhattan.
 APPLICATION, under section 21 of the building zone resolution (reopened to modify previous resolution),
 TO PERMIT, partly in a business district and partly in a residence district, the extension in area of an existing garage for more than five (5) motor vehicles and also the installation of a gasoline service station.

682-26-BZ.
 APPLICANT—William F. Doyle, for William Hagedorn, owner.
 PREMISES—Southeast corner of Jerome avenue and East 182nd street, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

726-27-BZ.
 APPLICANT—Samuel Rosenblum, substituted for William G. Johnson, for Robert Froehlich and Frances Froehlich, owners.
 PREMISES—North side of Queens boulevard, 24.5 ft. west of 47th avenue, Elmhurst, Borough of Queens.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

APRIL 17, 1928, 10 A. M.

Appeals from Administrative Orders.

1188-27-A—138-162 Willow avenue, The Bronx.
 1191-27-A—208 East 55th street, Manhattan.
 1146-27-A—462 Eighth avenue, Manhattan.

1168-27-A—93-99 Commercial street, Brooklyn.
 1253-27-A—526 Smith street, Brooklyn.
 1217-27-A—19-37 Norman avenue, 65-71 Dobbin street and 173-179 Banker street, Brooklyn.
 1220-27-A—114 Barrow street, Manhattan.
 1054-27-A—135-137 East 12th street, Manhattan.
 1221-27-A—499-507 Carroll street and 530-550 President street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 17, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1121-27-BZ—Application, October 19, 1927, under section 21 of the building zone resolution, of Joseph Parisi, applicant, on behalf of Mary Steyn and Minnie Jay, owners, to permit in a residence district the erection and maintenance of a business building (stores); premises 388-390 East 201st street, The Bronx.

CAL. NO. 1148-27-BZ—Application, October 25, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Arrowlene, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Franklin avenue and Atlantic avenue, Brooklyn.

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 1180-27-BZ—Application, November 3, 1927, under section 21 of the building zone resolution, of Daniel E. Ragalie, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of 15th avenue and Burton street, Whitestone, Borough of Queens.

CAL. NO. 1193-27-BZ—Application, November 11, 1927, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of B. & O. Realty Corp., owner,

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to permit in a residence district the erection and maintenance of an apartment house having stores on the first story; premises 2435-2449 Walton avenue, The Bronx.

CAL. NO. 84-28-BZ—Application, January 30, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hokan B. Steffanson, owner, to permit in a residence district the alteration and change of occupancy in part from residence to a business use; premises 444-446 Park avenue, Manhattan.

CAL. NO. 109-28-BZ—Application, February 3, 1928, under section 21 of the building zone resolution, of F. W. Woolworth Co., applicant and lessee, to permit in a residence district, extending from a business district, and also in a "C" area district, the alteration and extension of a business building and also the omission of a rear yard required by the zone resolution; premises 780-784 Flatbush avenue, Brooklyn.

CAL. NO. 206-28-BZ—Application, March 7, 1928, under section 21 of the building zone resolution, of John J. O'Connell, applicant and owner, to permit in an "F" area and residence district the erection and maintenance of a building less than fifteen (15) feet from the street line; premises 147-61 Jasmine avenue and 46-16 156th street, northwest corner, Flushing, Borough of Queens.

CAL. NO. 1226-27-BZ—Application, November 19, 1927, under section 21 of the building zone resolution, of Louis A. Sheinart, applicant, on behalf of Jamaica West End Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Metropolitan avenue and Jamaica avenue, Richmond Hill, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

APRIL 17, 1928, 2 P. M.

Petitions for Variations.

1222-27-S—499-507 Carroll street and 530-550 President street, Brooklyn.

851-27-S—161-165 Perry street, Manhattan.

1040-27-S—173 Bowery and 1-5 Delancey street, Manhattan.

1057-27-S—49-53 West 38th street, Manhattan.

1154-27-S—38-44 East 30th street (fourth story), Manhattan.

1155-27-S—38-44 East 30th street (fifth story), Manhattan.

1156-27-S—38-44 East 30th street (seventh story), Manhattan.

1157-27-S—38-44 East 30th street (ninth story), Manhattan.

1158-27-S—38-44 East 30th street (tenth story), Manhattan.

1218-27-S—502-504 Metropolitan avenue, Brooklyn.

1244-27-S—26-32 West 17th street, Manhattan.

1260-27-S—125-129 West 45th street, Manhattan.

1114-27-S—810 Broadway, Manhattan.

502-27-S—16-24 West 47th street, Manhattan.

1136-27-S—27 West 38th street, Manhattan.

978-27-S—27 East Broadway, Manhattan.

1160-27-S—99-101 Fifth avenue, Manhattan.

Appliances Submitted for Approval.

1151-27-SA—Allen 2½ Inch Angle Valve, approval of.

1307-27-SA—A B C Angle Hose Valve, approval of.

FRIDAY, APRIL 20, 1928, 10 A. M.
SPECIAL MEETING.

Petitions for Variations.

798-27-S—37-39 West 57th street, Manhattan.

632-27-S—303-305 Fifth avenue, Manhattan.

856-27-S—213-215-217 East 37th street, Manhattan.

609-27-S—243-249 West 67th street, Manhattan.

1187-27-S—18 West 33rd street, Manhattan.

1194-27-S—15-25 Lafayette street (first and second floors), Brooklyn.

1195-27-S—15-25 Lafayette street (fourth floor), Brooklyn.

1196-27-S—15-25 Lafayette street (fifth floor), Brooklyn.

1197-27-S—15-25 Lafayette street (sixth floor, east), Brooklyn.

1198-27-S—15-25 Lafayette street (seventh floor), Brooklyn.

1199-27-S—130-132 West 29th street, Manhattan.

1200-27-S—142 Greene street, Manhattan.

1208-27-S—680-684 Fifth avenue, Manhattan.

1212-27-S—109-111 Prince street, Manhattan.

FRIDAY, APRIL 20, 1928, AT 2 P. M.
SPECIAL MEETING.

Rules.

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

CALL OF CLERK'S CALENDAR
TUESDAY, APRIL 24, 1928, AT 2 P. M.

Building Zone Cases.

1139-27-BZ.

APPLICANT—William Koppe, for D'Orio Concrete Construction Co., Inc., owner.

PREMISES—701 Onderdonk avenue, northeast corner of Palmetto street, Ridgewood, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1227-27-BZ.

APPLICANT—John Wooley, for Bradley Finance Corp., owner.

PREMISES—North side of East 182nd street, from Valentine to Tiebout avenues, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building (stores).

1274-27-BZ.

APPLICANT—Edward P. Doyle, for Mary E. Ames, owner.

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PREMISES—Southwest corner of 165th street and Sanford avenue, Flushing, Borough of Queens.
APPLICATION, under sections 7a, 7b, 7e and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1286-27-BZ.

APPLICANT—Edward P. Doyle, for G. M. S. Realty Corp., owner.

PREMISES—41-43 Snyder avenue, north side of Snyder avenue, 150 ft. 11 $\frac{1}{4}$ in. west of Bedford avenue, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

724-27-BZ.

APPLICANT—McCooey & Conroy, substituted for McIntyre & O'Leary, for St. James Methodist Episcopal Church, owner.

PREMISES—8313-8323 20th avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of five (5) apartment houses having stores on the first story.

1002-27-BZ.

APPLICANT—House, Holthusen & McCloskey, substituted for James Kearney, for 3 East 66th Street Corp., owner.

PREMISES—3 East 66th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a "B" area and residence district the erection and maintenance of an apartment hotel provided with a yard and also an inner court having their dimensions and areas less than required under the zone resolution.

APRIL 24, 1928, 10 A. M.

Appeals from Administrative Orders.

1225-27-A—234-256 West 54th street and 229-237 West 53rd street, Manhattan.

1228-27-A—346-360 Maujer street, Brooklyn.

1255-27-A—32 Pettit avenue, northeast corner of Ketcham street, Elmhurst, Borough of Queens.

1281-27-A—525 East 119th street, north side of East 119th street, 336 ft. east of Pleasant avenue, Manhattan.

1238-27-A—300-326 North 7th street, 479-495 Metropolitan avenue and 289-295 North 6th street, Brooklyn.

1243-27-A—604-628 West 43rd street, Manhattan.

1280-27-A—289 Fulton street and 264 Washington street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 24, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 926-27-BZ—Application, August 17, 1927, under sections 7e and 21 of the building zone

resolution, of John J. Dunnigan, applicant, on behalf of Goldix Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1440 Sedgwick avenue, The Bronx.

CAL. NO. 1142-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Magrak Garage Corp., applicant and lessee; Adolph Lewisohn and Sons, Inc., owner, to permit in a residence district the erection and maintenance of an electric sign; premises 606 West 158th street and 19 Audubon place, southeast corner, Manhattan.

CAL. NO. 1164-27-BZ—Application, October 28, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of A. W. Palumbo, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Waterbury avenue and Eastern boulevard, The Bronx.

CAL. NO. 1173-27-BZ—Application, November 2, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of S. S. and L. P. Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2325 Southern boulevard, west side of Southern boulevard, 75.91 ft. north of East 183rd street, The Bronx.

CAL. NO. 1056-27-BZ—Application, September 28, 1927, under sections 7e, 7g and 21 of the building zone resolution, of Henry G. Harrington, applicant, on behalf of Felice Manaruso, owner, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; the board having permitted the erection of a garage for more than five (5) motor vehicles on a portion of this site under certain conditions; premises 608-610 Union street, Brooklyn.

CAL. NO. 1111-27-BZ—Application, October 13, 1927, under section 21 of the building zone resolution, of Egan & Ittelson, applicants, on behalf of Glenroe Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Broadway and Kimberly place, The Bronx.

CAL. NO. 1205-27-BZ—Application, November 14, 1927, under section 7a of the building zone resolution, of Charles P. Cannella, applicant, on behalf of Filippo Ammirata, owner, to permit in a residence district the extension of an existing business use;

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premises 1728 80th street, south side of 80th street, 112 ft. 5 $\frac{3}{8}$ in. east of New Utrecht avenue, Brooklyn.

CAL. NO. 1206-27-BZ—Application, November 14, 1927, under section 7a of the building zone resolution, of Charles P. Cannella, applicant, on behalf of Filippo Montana, owner, to permit in a residence district the extension of an existing business use; premises 1730 80th street, south side of 80th street, 135 ft. 1 $\frac{3}{8}$ in. east of New Utrecht avenue, Brooklyn.

CAL. NO. 1234-27-BZ—Application, November 22, 1927, under sections 7c and 21 of the building zone resolution, of Alonzo E. De Baun, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of an automobile showroom and service station in connection therewith; premises south side of Hillside avenue, 120 ft. west of 146th street (Colonial avenue), Jamaica, Borough of Queens.

CAL. NO. 1237-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Kate Ruchlis and Israel Berkenfeld, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

APRIL 24, 1928, 2 P. M.

Appeals from Administrative Orders.

1077-27-A—3 East 61st street, Manhattan.

1202-27-A—343-345 West 44th street, Manhattan.

1189-27-A—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, April 24, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1067-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Glenhall Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

CAL. NO. 1126-27-BZ—Application, October 20, 1927, under section 21 of the building zone resolution, of Edward Hoffmann, applicant, on behalf of Pauline Brickman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1781 Hilder avenue, north side of Hilder avenue, intersection of Pelham parkway, The Bronx.

CAL. NO. 1152-27-BZ—Application, October 26, 1927, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Knickerbocker Hospital, owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 505 West 131st street and 1448 Amsterdam avenue, northwest corner, Manhattan.

CAL. NO. 1123-27-BZ—Application, October 20, 1927, under section 21 of the building zone resolution, of William Meyer, applicant and owner, to permit in a residence district the erection and maintenance of a building to be used for stores on the first story and as dwellings above; premises northwest corner of Central avenue and Meade street (68th street), Ridgewood, Borough of Queens.

CAL. NO. 961-27-BZ—Application, August 30, 1927, under sections 7c and 21 of the building zone resolution, of The New York Edison Co., applicant and owner, to permit in a residence district the alteration and extension to an existing transforming and electrical distributing station; premises 148-148 $\frac{1}{2}$ East 40th street and 151-153 East 39th street, Manhattan.

CAL. NO. 976-27-BZ—Application, September 6, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of McMahon Brothers, owners, to permit, partly in a business district and partly in a residence district, the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles; premises southwest corner of Queens boulevard and Devon place, Forest Hills, Borough of Queens.

CAL. NO. 1074-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Gutttag Brothers Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 585 St. Ann's avenue, northwest corner of East 150th street, The Bronx.

CAL. NO. 1101-27-BZ—Application, October 11, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Max Silverman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5702-5712 Church avenue, southeast corner of East 57th street, Brooklyn.

CAL. NO. 1144-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Marben Realty Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises

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southeast corner of Cedar avenue and West 179th street, The Bronx.

CAL. NO. 1061-27-BZ—Application, September 30, 1927, under section 21 of the building zone resolution, of Thomas D. La Colla, applicant, on behalf of Elizabeth Warns, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 103-12 Gilbert street (170th street) and 502 South street (Liberty avenue), Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

CALL OF CLERK'S CALENDAR TUESDAY, MAY 1, 1928, 2 P. M.

Building Zone Cases.

1275-27-BZ.

APPLICANT—Frank W. Fitzpatrick, for Western District Cleaners and Dyers, owner.

PREMISES—132-136 Academy street, Long Island City, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the maintenance of a dry cleaning establishment.

1311-27-BZ.

APPLICANT—Far Flung Realities, Inc., owner.

PREMISES—69-73 East 77th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a one and one-half times height district the erection and maintenance of the street wall in excess of the height permitted under the zone resolution.

538-27-BZ.

APPLICANT—William F. Doyle, for Manufacturers Trust Co., owner.

PREMISES—481-497 Eighth avenue, 301-307 West 34th street and 306-320 West 35th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution (reopened to modify),

TO PERMIT in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

MAY 1, 1928, 10 A. M.

Appeals from Administrative Orders.

1287-27-A—59-61 Wall street, Manhattan.

1288-27-A—575 Columbia street, Brooklyn.

1245-27-A—526 Columbia street, Brooklyn.

1258-27-A—498 Broome street, Manhattan.

1284-27-A—52-56 Cedar street, Manhattan.

1295-27-A—239-245 Hamilton avenue, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 1, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1081-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolu-

tion, of McCooey & Conroy, applicants, substituted for Henry Felsenstein, on behalf of William T. Parker and Margaret Parker Bracken, owners, to permit in a residence and "C" area district the alteration and extension in height and area of an existing garage for the storage of more than five (5) motor vehicles; also the omission of the rear yard required under the building zone resolution; premises 2042-2044 Ocean avenue, Brooklyn.

CAL. NO. 1103-27-BZ—Application, October 11, 1927, under section 21 of the building zone resolution, of William Dumroe and Philip J. Sinnott, applicants, on behalf of Thomas J. Burnett, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station; premises 105-113 Northern boulevard, south side of Northern boulevard, 187 ft. east of Main street, Flushing, Borough of Queens.

CAL. NO. 1174-27-BZ—Application, November 2, 1927, under section 21 of the building zone resolution, of Joseph A. Cox, applicant, on behalf of Mero Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 679-687 Utica avenue, northeast corner of Clarkson avenue, Brooklyn.

CAL. NO. 1203-27-BZ—Application, November 14, 1927, under section 21 of the building zone resolution, of Edward S. Shepherd, applicant and owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises 8711 Canarsie lane, northeast corner of Yarkens Hook road, Brooklyn.

CAL. NO. 1249-27-BZ—Application, November 29, 1927, under section 21 of the building zone resolution, of A. J. Simberg, applicant, on behalf of Plandwell Construction Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1403-1407 Boston road, north side of Boston road, 25 ft. west of Prospect avenue, The Bronx.

CAL. NO. 228-27-BZ—Application, March 4, 1927, under section 21 of the building zone resolution, of Thomas J. Higgins, applicant, substituted for Philip J. Sinnott, on behalf of Grace Neiderstein, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 14-30 Empire boulevard, south side of Empire boulevard, 93 ft. east of Flatbush avenue, Brooklyn.

CAL. NO. 1084-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of James H. Manney, applicant, on behalf of Robert Golet, owner, to permit, partly in a business district and partly in a residence district, the

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erection and maintenance of a gasoline service station; premises 425 Edgecombe avenue, Manhattan.

CAL. NO. 1137-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Egan & Ittelson, applicants, on behalf of Bingham Holding Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1731-1741 Jerome avenue, west side of Jerome avenue, 163 ft. south of West 176th street, The Bronx.

CAL. NO. 1163-27-BZ—Application, October 28, 1927, under section 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Danwall Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2985-2995 Avenue S, northwest corner of Gerritsen avenue, Brooklyn.

CAL. NO. 1250-27-BZ—Application, November 29, 1927, under section 21 of the building zone resolution, of Louis I. Sieven, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises south side of Fort Hamilton Parkway, 225 ft. west of Chester street, Brooklyn.

CAL. NO. 16-28-BZ—Application, January 9, 1928, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Mollie Rubin, owner, to permit in a residence district the erection and maintenance of an apartment house with store occupancies on the first story; premises southwest corner of Shakespeare avenue and Anderson avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

MAY 1, 1928, 2 P. M.

Petitions for Variations.

- 916-27-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.
- 1242-27-S—4815 32nd place, Long Island City, Borough of Queens.
- 1303-27-S—253-263 Tillary street and 27-32 Park avenue, Brooklyn.
- 1132-27-S—578 Madison avenue and 24-26 East 57th street, Manhattan.
- 1265-27-S—374-380 Second avenue and 300-310 East 22nd street, Manhattan.
- 1279-27-S—54 West 39th street, Manhattan.
- 1291-27-S—126 West 34th street, Manhattan.
- 990-27-S—225-235 West 37th street (12th floor), Manhattan.
- 991-27-S—225-235 West 37th street (9th floor, front), Manhattan.
- 992-27-S—225-235 West 37th street (7th floor), Manhattan.
- 993-27-S—225-235 West 37th street (5th floor), Manhattan.

994-27-S—225-235 West 37th street (8th floor), Manhattan.

995-27-S—225-235 West 37th street (15th floor), Manhattan.

996-27-S—225-235 West 37th street (4th floor, front), Manhattan.

998-27-S—225-235 West 37th street (3rd floor), Manhattan.

999-27-S—225-235 West 37th street (6th floor, front), Manhattan.

MAY 8, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1230-27-A—148-156 Classon avenue and 73-81 Emerson place, Brooklyn.
- 1232-27-A—190-204 North 12th street and rear of 165-169 North 11th street, Brooklyn.
- 1252-27-A—68-70 Park avenue, Manhattan.
- 1264-27-A—4149-4151 Park avenue and 410-420 East 176th street, The Bronx.
- 1305-27-A—203-229 Nevins street, 259-279 Butler street and 500-520 Baltic street, Brooklyn.
- 1309-27-A—78-92 Ridge street, Astoria, Borough of Queens.
- 1310-27-A—1120 East 177th street, southeast corner of Devoe avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 8, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1140-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Westboro Family Laundry Service, Inc., lessee, and Thwaites Place, Inc., owner, to permit in a business district the maintenance of an existing wet wash laundry; premises 1422-1424 Jerome avenue, The Bronx.

CAL. NO. 1161-27-BZ—Application, October 28, 1927, under section 21 of the building zone resolution, of Abraham Schwartz, applicant, on behalf of Consolidated Laundries, Inc., owner, to permit in a business district the extension of a laundry occupancy in an existing building; premises 2112-2128 Neptune avenue, southeast corner of West 22nd street, Brooklyn.

CAL. NO. 1184-27-BZ—Application, November 7, 1927, under section 21 of the building zone resolution, of Walter S. Beaver, applicant, on behalf of Realm Realty Corp., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 143-149 Huron street, north side of Huron street, 150 ft. west of Manhattan avenue, Brooklyn.

CAL. NO. 1185-27-BZ—Application, November 7, 1927, under section 21 of the building zone resolution, of Walter S. Beaver, applicant, on behalf of William and Lena

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Schwartzberg, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 458-466 Leonard street, southeast corner of Manhattan avenue, Brooklyn.

CAL. NO. 1235-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Harry Cook, applicant, on behalf of Landau Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Beach 71st street and Hammels boulevard, Arverne, Borough of Queens.

CAL. NO. 1251-27-BZ—Application, November 29, 1927, under section 21 of the building zone resolution, of Ozark Realty Co., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 594 92nd street, Brooklyn.

WILLIAM E. WALSH, *Chairman*.

MAY 8, 1928, 2 P. M.

Petitions for Variations.

1306-27-S—203-229 Nevins street, 259-279 Butler street and 560-520 Baltic street, Brooklyn.

1308-27-S—1155-1159 61st street, Brooklyn.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 10, 1928

Present: Commissioner Connell, Acting Chairman, and Commissioners Holland and Guilfoyle and Chief Kenlon.

The minutes of the special meeting of the board, held on Friday afternoon, March 30, 1928; the minutes of the regular meeting of the board, held on Tuesday morning, April 3, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, April 3, 1928, were approved as printed in the Bulletin, No. 15, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

1189-27-A.

APPELLANT—James W. O'Connor, for Manhattan College, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

APPEARANCES—

For Appellant: Philip J. Sinnott.

ACTION OF BOARD—Laid over to April 24, 1928, at 2 p. m., on request of appellant.

1090-27-A.

APPELLANT—Ascher Engineering & Contracting Co., Inc., for Joseph Perlman Restaurant, Inc., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—62 Rivington street, Manhattan.

APPEARANCES—

For Appellant: Benjamin Ascher.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

THE RESOLUTION—

(1090-27-A)

WHEREAS, Benjamin Ascher, for Lizzie Cassel, owner, filed, October 7, 1927, an appeal from an order of the fire commissioner, affecting premises 62 Rivington street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 29, 1927 (Applic. No. 715), reads:

"To obtain the approval of this Department on your application for license, immediate compliance with the following requirements is necessary:

"3. Provide 1 additional exit.";

and

WHEREAS, the building is non-fireproof, three stories and basement (40 ft. 6 in. above grade) in height, 22 ft. by 55 ft., irregular, in area; OCCUPIED: 1st story, restaurant and cabaret, 50 persons; 2nd story, doctor's office, 3 persons; 2nd and 3rd stories, dwellings; and

WHEREAS, the appellant contends that the yard is surrounded on all sides by buildings and proposes to provide a gooseneck iron ladder leading from the yard to the fireproof roof of the one-story extension, and contends, further, that the present occupancy of the basement has been the same for many years; that the bureau of buildings has issued a certificate of occupancy and that the cabaret feature consists of two musicians and that there is no dancing in the premises.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that a gooseneck ladder shall be provided from the yard level in the rear of the kitchen to the window in the doctor's office, first story, and that the occupancy of the basement shall be limited to thirty persons.

1182-27-A.

APPELLANT—James Kearney, for George Viebrock, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—East side of Weirfield street, 25 feet north of Cypress avenue, Ridgewood, Borough of Queens.

APPEARANCES—

For Appellant: James Kearney.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

THE RESOLUTION—

(1182-27-A)

WHEREAS, James Kearney, for George Viebrock, owner,

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filed, November 5, 1927, an appeal from an order of the fire commissioner, affecting premises 1683 Weirfield street, Ridgewood, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated October 20, 1927 (Order No. 12913-LC), reads:

"1. Surrender to the bearer Permit No. 201703, issued to you on 3-26-27, to expire 1-30-28, authorizing on the above premises a storage garage, as it is revoked for the reason that you have failed to comply with Order 11427-LC served on you June 27, 1927.

"2. Permanently brick up openings in division wall, now protected by fireproof, self-closing doors, leading from showroom and dwelling to storage garage."

and

WHEREAS, the building is non-fireproof, one story in height, 100 ft. by 100 ft. in area; OCCUPIED as a storage garage for more than five motor vehicles, located within a business district and having a doorway, 12 ft. in width, communicating with the adjoining building at south; and

WHEREAS, the appellant claims that the communicating opening is provided with fire doors and leads to an adjoining one-story extension used as a garage for five cars, the front portion of this adjoining building is two stories in height, occupied on the first story as a showroom, second story as a living apartment for the watchman of the garage; furthermore, the appellant contends that the existing conditions are not hazardous and the fire department order is technical.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the opening between the one-story brick garage and the so-called five-car garage shall be equipped with self-closing, fireproof doors on each side, and granted only as long as conditions as to use and occupancy remain substantially unchanged, and that the building shall not be increased in height, area or dimension.

1145-27-A.

APPELLANT—Joseph L. Hernon, for Bank of The Manhattan Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—40-42 Wall street and 37-39 Pine street, Manhattan.

APPEARANCES—

For Appellant: Joseph L. Hernon.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1145-27-A)

WHEREAS, Joseph L. Hernon, for Bank of The Manhattan Co., owner, filed, October 24, 1927, an appeal from an order of the fire commissioner, affecting premises 40-42 Wall street and 37-39 Pine street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 23, 1927, reads:

"Order No. 26776-F:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at east and west sides of building or other approved protection, as per Section 375, Article 18, Chapter 5 of the Code of Ordinances."

and

WHEREAS, the building is fireproof, twelve stories and pent house in height, having a frontage of 75 ft. on Wali

street, 45 ft. 10½ in. on Pine street and a depth of 194 ft. 10 in.; OCCUPIED as an office building, approximately 45 persons per story; and

WHEREAS, there are six windows in the southeast court of the building on the tenth, eleventh and twelfth stories and two windows in the northeast court of the building on the eleventh and twelfth stories of the building within 30 ft. of openings in a twenty-three-story fireproof building to the east; two windows on the eighth story, three windows on the ninth story, three windows on the tenth story and three windows on the eleventh story in the southerly portion of the west wall of the building within 50 ft. of the roof of a neighboring eight-story fireproof building to the west; two windows in the southerly wall of the westerly center court of the building on the third and fourth stories of the building within 30 ft. of openings in a neighboring building to the west; two windows on each story above the first story and one window on the second to eighth stories, inclusive, in the easterly wall, and one window on the second to eighth stories, inclusive, in the north wall of the court at the northwest portion of the building within 30 ft. of openings in or within 50 ft. of the roof of a neighboring three-story fireproof building to the west; and

WHEREAS, appellant contends that the buildings forming the exposures are fireproof, occupied as office buildings and that there is nothing of a hazardous nature stored therein.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that all the windows in the stair halls, fire towers and elevator shafts shall comply with the requirements of the labor law; that the building shall not be increased in height, area or dimension, and granted only as long as the use and occupancy of premises remain substantially unchanged.

BUILDING ZONE CASES

1074-27-BZ.

APPLICANT—John J. Dunnigan, for Gutttag Bros. Realty Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—585 St. Ann's avenue, The Bronx.

APPEARANCES—

For Applicant: J. T. Dusenbury.

For Opposition: Webster J. Oliver.

ACTION OF BOARD—Laid over to April 24, 1928, at 2 p. m., on request of applicant's representative.

1101-27-BZ.

APPLICANT—Gardiner Conroy, for Max Silverman, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—5702-12 Church avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: William A. Marks, Max Gross, Jesse C. Schenk and A. J. Williamson.

ACTION OF BOARD—Laid over to April 24, 1928, at 2 p. m., for inspection and report by a committee of board.

1144-27-BZ.

APPLICANT—Marben Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building

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zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southeast corner of Cedar avenue and West 179th street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: George Strully, Lillian Brace and Walter X. Stanton.

ACTION OF BOARD—Laid over to April 24, 1928, at 2 p. m., on request of applicant; final disposition.

1152-27-BZ.

APPLICANT—John J. Dunnigan, for Knickerbocker Hospital, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—505 West 131st street and 1448 Amsterdam avenue, northwest corner, Manhattan.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: Alfred J. Tally.

ACTION OF BOARD—Laid over to April 24, 1928, at 2 p. m., on request of applicant's representative; final disposition.

1061-27-BZ.

APPLICANT—Thomas D. La Colla, for Elizabeth Warns, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—103-12 Gilbert street (170th street) and 502 South street (Liberty avenue), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Thomas D. La Colla.

For Opposition: None.

ACTION OF BOARD—Laid over to April 24, 1928, at 2 p. m., to submit documentary evidence.

1019-27-BZ.

APPLICANT—William E. Kennedy, for McBrearty Building Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building for store occupancy on the first story.

PREMISES AFFECTED—Southeast corner of Colfax avenue and 111th road, Bellaire, Borough of Queens.

APPEARANCES—

For Applicant: N. N. Becker.

For Opposition: Thomas O'Callaghan.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

1141-27-BZ.

APPLICANT—Philip J. Sinnott, for Harsing Realty Corp., owner.

SUBJECT—Application (re decision of the tenement house commissioner) under sections 7c and 21 of the

building zone resolution, to permit in a residence district extending from a business district the alteration and change of occupancy in part of basement for store purposes.

PREMISES AFFECTED—1575 Grand Concourse, southeast corner of Mt. Eden avenue, The Bronx.

APPEARANCES—

For Applicant: Philip J. Sinnott and Michael Solomon.

For Opposition: Samuel Levy, Rose Meyers and Meyer Schulman.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

538-27-BZ.

APPLICANT—William F. Doyle, for Manufacturers Trust Co., owner.

SUBJECT—Application for reopening—modification—re application (decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a 1½ times height district the erection and maintenance of the street walls in excess of the height permitted by the zone resolution.

PREMISES AFFECTED—481-497 Eighth avenue, 301-307 West 34th street and 306-320 West 35th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call May 1, 1928, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

879-27-BZ.

APPLICANT—Philip Steigman, for Norman Gotlieb and Nathan Frischling, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—5901-5905 22nd avenue, Brooklyn.

APPEARANCES—

For Applicant: Philip Steigman.

For Opposition: John H. Graham.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Holland.....

Negative: Acting Chairman Connell, Commissioner Guilfoyle and Chief Kenlon.....

Absent: Chairman Walsh.....

THE RESOLUTION—

(879-27-BZ)

WHEREAS, Philip Steigman, for Norman Gotlieb and Nathan Frischling, owners, filed, August 2, 1927, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline service station; premises 5901-5905 22nd avenue, southwest corner of 59th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meet-

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ing, April 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 22nd avenue is in a residence district, 59th street, from a point 100 ft. south of 22nd avenue to a point 100 ft. north of 23rd avenue, is in an unrestricted district and 59th street, north of 22nd avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 5, 1927 (re Applic. No. 11971-27), reads:

"Proposed gasoline station in a residence district not permitted under Zone Resolution, Art. 2, Section 2. Therefore application is denied.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 60 ft. on 22nd avenue and 100 ft. on 59th street, upon which it is proposed to erect a one-story brick store, 15 ft. by 20 ft. in area, and to install four 550-gallon gasoline storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1065-27-BZ.

APPLICANT—David Kaufman, for Rose B. Capone, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—22-76 Sixth avenue, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: David Kaufman and Thomas E. Capone.

For Opposition: Joseph Considine, Richard Bartell and Sarah Rupprecht.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(1065-27-BZ)

WHEREAS, David Kaufman, for Rose B. Capone, owner, filed, October 1, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 22-76 Sixth avenue, Astoria, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sixth avenue, east of Potter avenue, is in a business district; Sixth avenue, west of a point 100 ft. west of Potter avenue, is in a residence district, and Potter avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 26, 1927 (re N. B. 11528-27), reads:

"The use or occupancy of any building or premises as a gasoline service station in a business district is contrary to Art. II, Sec. 4 of the Building Zone Resolution.";

and

WHEREAS, the premises consist of a plot of ground having

a frontage of 61 ft. 7 in. on Sixth avenue, a depth of 116.71 ft. and a width of 25.09 ft. across the rear, upon which it is proposed to erect a one-story brick office, 18 ft. by 18 ft. in area, and to install two 550-gallon gasoline storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1063-27-BZ.

APPLICANT—Emil Guterman, for Henry C. Karpen, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—14912 North Conduit boulevard, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Emil Guterman.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(1063-27-BZ)

WHEREAS, Emil Guterman, for Henry C. Karpen, owner, filed, September 30, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 14912 North Conduit boulevard, northwest corner of Three Mile Mill road, Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Three Mile Mill road, north of Conduit boulevard, is in a business district; Three Mile Mill road, south of Conduit boulevard, is in an undetermined district; Conduit boulevard, north side, west of Three Mile Mill road, is in a business district; Conduit boulevard, north side, east of a point 100 ft. east of Three Mile Mill road, is in an undetermined district; Conduit boulevard, south side, is in an undetermined district; Maple street, north of a point 100 ft. north of Conduit boulevard, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 14, 1927, reads:

"The erection of a gasoline station in a business district is contrary to the Zone Law.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 50 ft. on Three Mile Mill road and 63.5 ft. on Conduit boulevard, upon which it is proposed to erect a one-story brick office, 25 ft. by 30 ft. in area, six 550-gallon gasoline storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

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1069-27-BZ.

APPLICANT—Daniel J. Iulo (lessee), for Waglan Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the change of occupancy of an existing business building to a chicken slaughter house.

PREMISES AFFECTED—6702-6706-6710 New Utrecht avenue and 6701-6707-6709 15th avenue, Brooklyn.

APPEARANCES—

For Applicant: Benjamin Kosseff.

For Opposition: H. I. Barnett and F. A. Pellegrino.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1069-27-BZ)

WHEREAS, Daniel J. Iulo, for Waglan Realty Corp., owner, filed, October 3, 1927, an application, under the building zone resolution, to permit in a business district the change of occupancy of an existing business building to a chicken slaughter house; premises 6702-6710 New Utrecht avenue and 6701-6709 15th avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that New Utrecht avenue is in a business district and 15th avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 26, 1927 (re App. No. 17616-27), reads:

"Proposition contrary to the Zone Resolution Art. II, Sec. 4, subdivision 33.

"Changing stores into a chicken slaughter house.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 84 ft. on New Utrecht avenue, 76 ft. on 15th avenue and 40 ft. at the rear; to be occupied as a chicken slaughter house; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 on the grounds of hardship and unnecessary difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1068-27-BZ.

APPLICANT—Edward P. Doyle, for Livia M. Pepe, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district the maintenance of an existing building occupied on the basement story as a French dry cleaning, dyeing and pressing business and as dwellings above.

PREMISES AFFECTED—124 Waverly place, Manhattan.

APPEARANCES—

For Applicant: Edward P. Doyle and Vincent C. Pepe.

For Opposition: Edward G. Steinert, Douglas Cruikshank and Henry B. Welch.

For Superintendent of Buildings: Edward J. Comyns.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1068-27-BZ)

WHEREAS, Edward P. Doyle, for Livia M. Pepe, owner, filed, October 3, 1927, an application, under the building zone resolution, to permit in a residence district the maintenance of an existing building occupied on the basement story as a French dry cleaning, dyeing and pressing business and as dwellings above; premises 124 Waverly place, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sixth avenue is in a business district, Waverly place, east of a point 100 ft. east of Sixth avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 2, 1927 (re Viol. Order No. 79-27), reads:

"You are hereby notified that the building occupied as a dwelling and known as No. 124 Waverly Place and located in a residence district in the Borough of Manhattan, in the City of New York, does not conform to Section 3 of the Building Zone Resolution of the Board of Estimate and Apportionment adopted July 25, 1916, in the respects noted below:

"In that of occupying the basement floor as a French dry cleaning, dyeing and pressing business in a residence district which is not permitted in the said residence district in which such building is located.";

and

WHEREAS, the existing building is of non-fireproof construction, four stories and basement in height, with a frontage of 22 ft. and a depth of 50 ft.; to be occupied as a dry cleaning, dyeing and pressing business in the basement and as dwelling above, and a portion of the building extending 7 ft. into the business district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 7c and that he did not substantiate his basis of appeal brought under section 21.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

979-27-BZ.

APPLICANT—Gardiner Conroy, for Tony Trifirio, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—949 Liberty avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Charles R. Reiner, G. Franco, Edwin Bingham, Josephine Dale, Rosa Jacobs and Mrs. Candio.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(979-27-BZ)

WHEREAS, Gardiner Conroy, for Tony Trifirio, owner, filed, September 7, 1927, an application, under the building zone resolution, to permit in a business district the erection

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and maintenance of a gasoline service station; premises 949 Liberty avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Liberty avenue, east of a point 100 ft. west of Crystal street, is in a business district; Liberty avenue, west of a point 100 ft. west of Crystal street, is in an unrestricted district; Conduit boulevard is in a business district; Crystal street, north of a point 100 ft. north of Liberty avenue, is in a residence district; Chestnut court, north of a point 100 ft. north of Liberty avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 9, 1927 (re Applic. No. 7749-27), reads:

"Proposed gasoline service station not permitted in a business district. Therefore application denied for prohibited use under Art. 2, Section 4, Par. 46 of Zone Resolution."

and

WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 19 ft. 6 in., a depth of 250 ft. and a width of 50 ft. across the rear; there is installed on the plot a 550-gallon gasoline storage tank and a pump; it is proposed to erect a one-story auto accessory store, 9 ft. by 40 ft. in area, and to occupy the premises as a gasoline service station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 for the reason that permit had been issued by the fire department and tank and pump installed at the time the amendment to the zoning law was made, prohibiting gasoline stations in a business district.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that

one 550-gallon tank and one pump shall be installed, the use of which shall be confined to the tenants of the garages directly in the rear of this property; that across the front of the property, on the building line, a fence of attractive grille work shall be provided with one opening not more than 9 ft. wide, giving access to the gasoline pump and garages in the rear; that no gasoline or oil shall be sold other than to the tenants of the garages on this property, and that no automobile racks for the cleaning of or working on cars shall be allowed on this property.

AREAS FIXED.

(1215-27-BZ)

The chairman presented and read a communication from Alfred J. Boulton, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles (previously denied); premises 342-352 Coney Island avenue, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Coney Island avenue from Park Circle to Caton avenue.

(209-28-BZ)

The chairman presented and read a communication from Cohen & Siegel, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises 1-19 La Salle place, 430-442 West 125th street, Borough of Manhattan.

The following area was approved by the board:

Both sides of La Salle place, also West 125th street from Amsterdam avenue to a point 400 ft. east of the premises in question.

Adjourned 2.10 p. m.

WILLIAM J. O'GORMAN, Secretary.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 10, 1928.

Present: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon.

When the board convened, Chief Kenlon offered the following resolution:

WHEREAS, the announcement has been made of the death of Mrs. Lonnie H. Walsh, the wife of our esteemed chairman, William E. Walsh; and

WHEREAS, the board deems that out of respect for his bereavement, an expression of condolence should be extended, therefore, be it

Resolved, that all matters now before the board be laid over to Friday morning, April 20, 1928, at 10 o'clock, and that we close this meeting, as an expression of regret, extending to him, in his hour of sorrow, the profound sympathy of the board for his sad loss.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh

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PETITIONS FOR VARIATIONS.

609-27-S.

PETITIONER—Detroit Cadillac Motor Car Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—243-249 West 67th street, Manhattan.

ACTION OF BOARD—Laid over to April 20, 1928, at 10 a. m.

798-27-S.

PETITIONER—Thomas B. Leahy, for 37 West 57th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—37-39 West 57th street, Manhattan.

ACTION OF BOARD—Laid over to April 20, 1928, at 10 a. m.

632-27-S.

PETITIONER—Joseph A. Cox, for Survey Investors, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—303-305 Fifth avenue, Manhattan.

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ACTION OF BOARD—Laid over to April 20, 1928, at 10 a. m.

856-27-S.

PETITIONER—Josam Manufacturing Co., for Ojar Holding Corp., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—215 East 37th street, Manhattan.

ACTION OF BOARD—Laid over to April 20, 1928, at 10 a. m.

1187-27-S.

PETITIONER—James P. Whiskeman, for Vincent Astor, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—18 West 33rd street, Manhattan.

ACTION OF BOARD—Laid over to April 20, 1928, at 10 a. m.

1194-27-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Globe Lighting Fixture Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—15-25 Lafayette street (first and second floors), Brooklyn.

ACTION OF BOARD—Laid over to April 20, 1928, at 10 a. m.

1195-27-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Belfit Brassiere Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—15-25 Lafayette street (fourth floor), Brooklyn.

ACTION OF BOARD—Laid over to April 20, 1928, at 10 a. m.

1196-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Morris I. Halperin, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—15-25 Lafayette street (5th floor), Brooklyn.

ACTION OF BOARD—Laid over to April 20, 1928, at 10 a. m.

1197-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Miller Bros., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—15-25 Lafayette street (6th floor, east), Brooklyn.

ACTION OF BOARD—Laid over to April 20, 1928, at 10 a. m.

1198-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Beker-Freidman, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—15-25 Lafayette street (7th floor), Brooklyn.

ACTION OF BOARD—Laid over to April 20, 1928, at 10 a. m.

1199-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Active Operating Corp., et al., owners.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—130-132 West 29th street, Manhattan.

ACTION OF BOARD—Laid over to April 20, 1928, at 10 a. m.

1200-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Carl Rosenbaum, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—142 Greene street, Manhattan.

ACTION OF BOARD—Laid over to April 20, 1928, at 10 a. m.

1208-27-S.

PETITIONER—Henry C. Pelton, for John D. Rockefeller, Jr., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—680-684 Fifth avenue, Manhattan.

ACTION OF BOARD—Laid over to April 20, 1928, at 10 a. m.

1212-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for B. Zuckerman & Bros., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—109-111 Prince street, Manhattan.

ACTION OF BOARD—Laid over to April 20, 1928, at 10 a. m.

1134-27-S.

PETITIONER—Wm. I. Hohauser, Inc., for Estey Construction Corp., owner.

SUBJECT—Application for reopening—restoration to calendar, previously dismissed for lack of prosecution—re variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—245-249 West 27th street, Manhattan.

ACTION OF BOARD—Laid over to April 20, 1928, at 10 a. m.

APPLIANCES SUBMITTED FOR APPROVAL

213-28-SA.

PETITIONER—John W. Sullivan Co., Inc., for Ford Regulator Valve Co., Inc., owner.

SUBJECT—Ford Automatic Pressure Regulating Valve, approval of.

ACTION OF BOARD—Petition placed on reserve calendar, subject to inspection, test and report by the fire department.

304-28-SA.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., owner.

SUBJECT—Croker 2½-inch Angle Hose Valve, approval of.

ACTION OF BOARD—Petition placed on reserve calendar, subject to inspection, test and report by the fire department.

Adjourned, 3.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

RULES

RULES OF PROCEDURE OF BOARD OF STANDARDS AND APPEALS ADOPTED FEBRUARY 15, 1927

(89-27-SR)

ARTICLE I—PUBLIC HEARING.

1. Regular sessions designated as public hearings of the Board of Standards and Appeals shall be held on Tuesday of each week at 10 A. M. and 2 P. M.

2. Morning sessions shall be devoted to hearings on appeals from administrative orders and applications for variation of the building zone resolution. Afternoon sessions, in general, shall be given over to hearings on petitions for variation of the labor law and consideration of rules. Notice shall be published in the Bulletin of the Board of deviation from this procedure.

3. Special sessions may be called by the Chairman, or at the request of four members, provided that notice of the same has been mailed to each member at least twenty-four hours before the time set, except that the announcement of a special session at any meeting at which a quorum is present shall be sufficient notice of such meeting.

4. All hearing sessions shall be open to the public.

5. A quorum of the Board of Standards and Appeals shall consist of four members.

6. The members of the Board shall attend the meetings in person, except that during absence or disability a substitute may act, as provided by law under section 718 of the Charter as amended by Local Law No. 13. The names of such substitutes, designated by the Mayor, shall have been previously filed with the chairman.

ARTICLE II—CASES BEFORE THE BOARD.

1. Every application under the Building Zone Resolution, every appeal under section 719 of the Charter and every petition under section 718a, subdivision 4, of the Charter, shall be made to the Board on the forms provided, and shall include the data required in such forms, so as to supply all information necessary for a clear understanding by the Board and its staff. Action in each case must be based largely on the information so furnished. The statements made by the applicant, appellant or petitioner and the determination of the Board in each case will be incorporated in a resolution formally adopted and published in the Bulletin of the Board. Officials who are charged with the enforcement of the laws, ordinances and rules relating to buildings in the City of New York will be bound by such resolutions, and, before granting permit or taking any other affirmative action, should see that there are no misstatements as to facts and that the conditions of the resolution are observed. Any administrative official discovering any misstatement of essential information is requested to notify the Board, in order that it may take such action as the circumstances require. All approvals shall remain valid only as long as the information and the conditions on which the resolution was based are maintained.

2. Any communication purporting to be an application, appeal or petition shall be regarded as a mere notice of intention to seek relief and shall be of no force or effect until it is made in the form required.

3. Upon receipt of any such communication, the writer shall be supplied with the proper forms for presenting his application, appeal or petition, and he shall be required to file the proper form and furnish all necessary data within twenty days of the date of the order or decision appealed from.

4. The duplicate of each application, appeal or petition required by this article shall be forwarded promptly to the administrative official whose order is involved in such case.

5. At the public hearing of a case before the Board, the applicant shall first present the argument in support of the case and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption by the other.

6. Every person before the rostrum shall abide by the order and direction of the Chairman. Discourtesy or disorderly or contemptuous conduct shall be regarded as a breach of the privileges of the Board and shall be dealt with as the Chairman deems proper. Orders to maintain discipline shall be carried out by the Sergeant-at-Arms.

Subject to the direction of the Chairman, the Secretary shall enforce the rules of the Board and shall direct and supervise the Sergeant-at-Arms in maintaining order and decorum in the hearing room and lobbies during all public hearings.

7. No member shall proceed to debate, discuss an issue, put a motion or offer a resolution until he shall have addressed the Chairman and have been recognized by him. While the Chairman is putting a motion or offering a resolution, or during the progress of a roll call, no member shall interrupt or leave his seat. When a motion to adjourn is carried, the members of the Board shall keep their seats until the Chairman declares the meeting adjourned.

ARTICLE III—THE CALENDAR.

1. Each case filed in the proper form, with the required data, shall be numbered serially, irrespective of whether it be an application, appeal or petition. These Calendar numbers shall begin anew on January 1st of each year, and shall be hyphenated with the number of the year and the initials indicating the character of the case. Thus the calendar number of an application under the Building Zone Resolution in 1926 shall be "210-26-BZ"; an appeal from an order, requirement, decision or determination of a Superintendent of Buildings or of the Fire Commissioner, "211-26-A," and a petition for variation of the Labor Law or any rule or standard adopted thereunder, "212-26-S."

2. As soon as a case receives a calendar number, it shall be placed on the Docket. Thereafter the appellant or petitioner shall be notified of the date his case will be set for public hearing. In building zone applications the applicant shall be notified of the date when his case will be reached in the call of the Clerk's Calendar.

3. The Clerk's Call Calendar shall be called each Tuesday at 2 P. M., in Room 1013, Municipal Building, Manhattan, by the Chairman or the Secretary, and a date, for the public hearing of each application for variation of the Building Zone Resolution, shall then be set, which shall be full and sufficient notice to all persons interested in such case.

4. Thereafter each case shall be listed, by calendar number and premises, in the Hearing Calendar printed in the Bulletin of the Board, under the title of the respective proceedings, and the date for which such case has been set.

ARTICLE IV—DISPOSITION OF CASES.

1. Every decision of the Board on any case shall be by resolution.

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2. The final disposition of any application, appeal or petition before the Board shall be in the form of a resolution either reversing, varying or modifying the order, requirement, decision or determination appealed from and granting the application, appeal or petition, or affirming the order and denying the application, appeal or petition. The concurring vote of four members shall be necessary to a decision. If a resolution fail to receive four votes in favor of the applicant, appellant or petitioner, the action will be deemed equivalent to a denial, and a resolution denying such application, appeal or petition shall be formally entered on the record, unless there be a member absent at the roll call and the vote of the absentee added to the number of votes for the applicant appellant or petitioner would equal four, in which case the matter will be laid over for reconsideration, until a final determination is reached.

3. Any applicant, appellant or petitioner may withdraw his application, appeal or petition at any time prior to action thereon, with the consent of the Board, but if a motion has been made, and is pending, either to grant or to dismiss, such motion shall have precedence.

4. No application, appeal or petition dismissed or denied can be considered again except (1) on a motion to reconsider the vote, or (2) on a request for a rehearing.

5. No request to grant a rehearing can be entertained unless new evidence is submitted. If, on motion of a member of the Board, adopted by four affirmative votes, the request for a rehearing is granted, the case shall be put on the calendar for a rehearing.

In all cases, the request for a rehearing shall be in writing, reciting the reasons for the request, and shall be duly verified and accompanied by the necessary data and diagrams. Such request shall be filed with the Chairman, who shall have a report on the case prepared by the engineers. The Chairman may then set a date when the request for reopening shall be submitted to the Board, of which date the person requesting the reopening shall be notified.

If the Board votes to reopen a case affecting a building zone application, a date shall be set for the "Calendar Call" and the applicant shall be required to notify each of the property owners entitled to notice of the application, the same procedure to be followed as in an original application.

6. The Board may, on the motion of any member, review any decision that it has made and may reverse or modify such decision, but no such review shall prejudice the rights of any person who has in good faith acted thereon before it is reversed or modified.

ARTICLE V—BUILDING ZONE APPLICATIONS.

1. No application for a variation or modification of the provisions of the Building Zone Resolution shall be entertained by the Board except in a specific case, and from an order, requirement, decision or determination made by any Superintendent of Buildings, the Tenement House Commissioner, or the Fire Commissioner, on the ground that the proposed plan or use violates the Building Zone Resolution.

2. No such application shall be entertained unless the application is filed within twenty days from the date of the action of the Superintendent of Buildings, Tenement House Commissioner, or Fire Commissioner.

3. Every application shall be made in duplicate on Form 3BZ and shall be accompanied by all the data required by such form, and shall be considered subject to such rules as the Board has adopted or may adopt, under Article 5, Section 21, of the Building Zone Resolution.

4. As soon as any application is completed by the filing of the data required in Form 3BZ, the case shall receive a calendar number and shall be placed on the Clerk's Calendar, and the applicant shall be notified by the Board on Form 6CC, of the time set for the call of the calendar, which shall be at least five days after the mailing of said notice. With this notice the applicant shall be supplied with an official copy of Form 7NO, which he is required to send to every property owner entitled to notice of the application. Within three days the applicant must file a verified statement that he has so notified each of such property owners either by personal service or by registered mail. Not less than fourteen days' notice of the date fixed for calendar call in each Building Zone application shall be given by publication in the Bulletin of the Board.

5. On the call of the Clerk's Calendar the applicant shall appear in person, or by agent or attorney, and property owners affected by the application may appear either in person or by agent or attorney and present any typewritten and verified objections they may have to the granting of the application, together with a description of their property and an affidavit of ownership. Then a date shall be set for a public hearing on the application which shall be not less than fourteen days thereafter. Notice of said hearing shall be given by publication in the Bulletin of the Board.

6. On the date set for the public hearing, the applicant shall state his case, then the opposition shall be heard, and the applicant shall have an opportunity to reply.

7. No application that has been denied after a public hearing can be entertained under the same state of facts or basis of appeal, unless based upon a new decision by a superintendent of buildings on plans which materially change the aspects of the case.

ARTICLE VI—APPEALS.

1. No appeal from any order, requirement, decision or determination of the Superintendent of Buildings or the Fire Commissioner or from any rule or regulation relating to the construction, alteration, structural changes in, equipment, occupancy or use of any building or structure, under Section 719 of the Charter, shall be entertained unless such appeal is filed in duplicate on Form 1A, with all the data required in such form, within twenty days from the date of the order appealed from.

ARTICLE VII—PETITIONS.

1. No petition for variation of the Labor Law, or of any rule adopted thereunder affecting the construction or alteration of buildings, exits therefrom, the installation of fixtures or apparatus as authorized by Section 718-a, subdivision 4 of the Charter, shall be entertained unless it is made in duplicate on Form 2S, with all the data required in such form, within twenty days from the date of the administrative order to which the petition refers.

No petition for approval of a device, material or method of construction shall be entertained unless it is filed in duplicate on Form 4SA, with all the data required in such form.

No petition for the adoption or amendment of Rules shall be entertained unless it is filed in duplicate on Form 5SR, with all the data required in such form.

ARTICLE VIII—PETITIONS.

1. No resolution of the Board of Standards and Appeals adopting or amending any rule or regulation under subdivision 2 or 3 of section 718-a of the Charter shall be adopted unless such proposed rule or regulation shall

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have been published in the Bulletin of the Board for at least ten days prior to a public hearing thereon. Four affirmative votes of the Board shall be necessary for the adoption of such resolution.

2. Amendments to these Rules of Procedure may be made by the Board of Standards and Appeals at any regular meeting, providing notice of such amendment has been given to each member of the Board three days prior to such meeting, either in writing or by publication in the Bulletin. The suspension of any rule of procedure may be ordered at any meeting by unanimous vote.

ARTICLE IX—OTHER RESOLUTIONS.

1. Every resolution of the Board of Standards and Appeals suggesting changes or amendments to the law under subdivision 5, section 718-a of the Charter shall require at least four affirmative votes for its adoption.

2. Every resolution not otherwise provided for, ordinary motions or decisions on rules of order shall require not more than three affirmative votes.

ARTICLE X—INSPECTIONS.

1. In any case in which the Board may deem it necessary, an inspection of the premises in question may be ordered by the Board. Such inspection shall be made by the Chairman and by two or more members designated by him, and they shall report their findings to the Board in writing.

ARTICLE XI—TESTS.

1. In any case in which the Board may order a test of any material or device, the test shall be conducted under the supervision of an assistant engineer, in the presence of the Chairman and two or more members appointed by him, and the result of such test shall be reported to the Board in writing, and the material or device shall not have the approval of the Board unless the report be favorable and adopted by four affirmative votes.

ARTICLE XII—RECORDS.

1. All applications, appeals and petitions shall be on the required forms, and all communications, reports, etc., and plans, relative to any matter appearing on the calendar, shall be on sheets approximately 8 in. by 10½ in. in size. After final disposition, they shall be bound in some suitable manner. These records shall be kept in filing cabinets in their numerical order, in such a manner that they are accessible to the public at all reasonable hours, as prescribed by the Charter of the City of New York.

2. An index indicating locations by boroughs shall be kept.

3. All reports on matters coming before the Board for action shall be duplicated in sufficient numbers to furnish a copy to each member. The original shall be filed with the records in each case.

ARTICLE XIII—THE BULLETIN.

1. The Bulletin of the Board of Standards and Appeals shall be published on Tuesday of each week. It shall contain:

- (1) Directory of the Board.
- (2) Docket.

(3) Clerk's Calendar Call.

(4) The Hearing Calendar.

(5) Notice of hearing on building zone applications and on proposed rules or the amendment of rules.

(6) An abstract of the minutes of each meeting, including a brief statement of the action in each case, with the roll call thereon and the full text of the resolutions adopted.

(7) Rules adopted.

(8) Such other information as may be of value to the public and within the scope of the work of the Board.

ARTICLE XV—OFFICERS.

1. The Chairman shall preside at meetings. The Chairman may designate any member of the Board to preside and perform the duties of the Chair at public hearings.

2. The Chairman, subject to these rules, shall decide all points of order or procedure, unless otherwise directed by a majority of the Board in session at that time.

3. The Chairman shall designate the members of the Board to make an inspection, and, unless otherwise directed by the vote of four members of the Board, shall appoint any committee that may be deemed necessary.

4. The Chairman shall report at each meeting on all pertinent official transactions that do not otherwise come to the attention of the Board.

5. Administrative authority is vested solely in the Chairman of the Board who shall, subject to these rules, transact all official business of the Board, engage the necessary employees and direct the work of the office.

6. Subject to these rules and the direction of the Chairman, the Secretary shall conduct all official correspondence, compile the required records, edit the Bulletin, maintain the necessary files and indices, and generally supervise the clerical work of the office force, maintaining discipline in accordance with the rules of the office and charter provisions.

7. Subject to these rules and the direction of the Chairman, the Assistant Engineers shall examine and report on all applications, appeals and petitions; prepare all proposed rules or revised rules suggested by outside agencies, with report on the reasons and necessity for same; supervise and witness the tests conducted under the auspices of the Board, and assist generally in all technical matter coming before the Board.

8. The Chief Clerk shall keep all accounts, keep the files and indices in proper order and up to date, and generally assist the Secretary. During the absence or disability of the Secretary, the Chief Clerk shall act in that capacity.

9. A complete stenographic record of the transactions at public meetings shall be made for the files, including verbatim reports of such parts as may be directed, and there shall be prepared, after each meeting and in time for the next publication of the Bulletin, the abstract of the minutes which is to appear in such Bulletin.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
- 1372-21-SA—Ford Fire Line Reducing Valve, approval of.
- 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1106-25-SA—Modern Oil Burner, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.

- 1264-25-SA—Koerting Gear Pump, approval of.
- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 418-26-SA—Film Inspection Machine (approved type), approval of.
- 418-26-SA—Protectoseal Cover, approval of.
- 541-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
- 950-26-SA—Ideal Fuel Oil Burner, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
- 900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
- 1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.
- 1071-27-SA—New Process Oil Burner, approval of.
- 1094-27-SA—Fluid Heat Domestic Fuel Oil Burner, Type O, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
- 1259-27-SA—Pioneer Automatic Oil Burner, approval of.
- 1290-27-SA—Edwards Tank Sentinel, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 304-28-SA—Croker 2½-Inch Angle Hose Valve, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1927.....	669
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MISCELLANEOUS APPLICATIONS	
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Requests for modification.....	5
Requests to rescind.....	1
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Requests for extension of permit.....	1
Requests for mechanical installations.....	0
Requests for approval of plans.....	8
Administrative requests.....	0
Requests for interpretation.....	1
Total	1145
Disposed of.....	470
Cases pending April 11, 1928.....	675

DISPOSITION OF CASES.	
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Dismissed	32
Denied	91
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Granted on condition.....	161
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Rules approved.....	1
Rules disapproved or rescinded.....	0

MISCELLANEOUS ACTIONS.	
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Requests to amend granted.....	13
Requests to amend denied.....	0
Requests for modification granted.....	3
Requests for modification denied.....	2
Requests to rescind granted.....	1
Requests to rescind denied.....	0
Requests for extension of time granted.....	14
Requests for extension of time denied.....	1
Requests for extension of permit granted.....	1
Requests for extension of permit denied.....	0
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	7
Plans disapproved.....	1
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	1
Requests withdrawn or dismissed.....	1
Total	470

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 113, of 1925.

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APRIL 24, 1928

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No. 17

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, April 17, 1928, 10 a. m.

Minutes of Regular Meeting, April 17, 1928, 2 p. m.

Corrections.

Appliances Approved.

Reserve Calendar.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, April 24, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, May 1, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to April 18, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
360-28-BZ.....	B.B.B....	2303-11 Gravesend ave., Bklyn., Applic. 4248-28
359-28-A.....	B.B.M....	1384-1388 Broadway, Man., N. B. 49-28
358-28-A.....	F.D.....	238-240 Melrose st., Bklyn., L. C. 11820
357-28-BZ.....	B.B.M....	358 W. 85th st., Man., Viol. 89-1927
356-28-A.....	F.D.....	708-716 East Tremont ave., Bx., Alt. 3507-27
355-28-A.....	F.D.....	1080-1086 Continental ave., Forest Hills, Q., Alt. 2069-27
354-28-A.....	F.D.....	216-218 W. 30th st., Man., Alt. 2068-27
353-28-A.....	F.D.....	10-40 Flatbush ave., Bklyn., L. C. 16008
352-28-A.....	F.D.....	57-59 E. 11th st., Man., F-27336
351-28-A.....	F.D.....	28-30 E. 10th st., Man., F-23951
350-28-A.....	F.D.....	330 Rivington st., Man., F-15372
349-28-S.....	B.B.M....	64-70 W. 36th st., Man., Viol. 4837-26
348-28-SA.....	F.D.....	Commonwealth Automatic Oil Burner, Appliance
347-28-BZ.....	B.B.B....	1293-1311 Gravesend ave., Bklyn., 4653-28
346-28-S.....	F.D.....	112 Worth st., Man., L. D. 32909
345-28-A.....	F.D.....	8-14 Mitchell pl., Man., L. C. 42012
344-28-A.....	F.D.....	310-322 E. 75th st., Man., F-28493
343-28-A.....	F.D.....	17-19 Hopkins st., Bklyn., Alt. 123-28
342-28-BZ.....	B.B.Q....	Northwest corner of Pitkin ave. & Woodhaven blvd. (Red- ding st.), Woodhaven, Q., N. B. 9693
341-28-BZ.....	B.B.Bx...	771-773 East Tremont ave., Bx., Alt. 177-28
340-28-A.....	F.D.....	1774 Andrews ave., Bx., Alt. 1981-27
339-28-A.....	F.D.....	128 W. 34th st., Man., Alt. 3030-27
338-28-BZ.....	B.B.Bx...	2133 Strang ave., Bx., N. B. 2326-27
337-28-BZ.....	B.B.Q....	13704-13710 Redding st., Wood- haven, Q., Alt. 912-28
336-28-S.....	F.D.....	7-9 W. 36th st., Man., L. D. 13683
335-28-BZ.....	B.B.B....	516-522 Sheepshead Bay rd., Bklyn., Applic. 4476-28
334-28-A.....	F.D.....	166 E. 73rd st., Man., L. C. 41405

Restored to Calendar.

1209-27-S.....	F.D.....	10 W. 55th st., Man., L. D. 18314
1169-27-S.....	F.D.....	548-550 W. 23rd st., Man., L. D. 22998

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, APRIL 24, 1928, AT 2 P. M.

Building Zone Cases.

1139-27-BZ.	APPLICANT—William Koppe, for D'Orio Concrete Con- struction Co., Inc., owner.
	PREMISES—701 Onderdonk avenue, northeast corner of Palmetto street, Ridgewood, Borough of Queens.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the erection and main- tenance of a garage for the storage of more than five (5) motor vehicles.
1227-27-BZ.	APPLICANT—John Wooley, for Bradley Finance Corp., owner.
	PREMISES—North side of East 182nd street, from Valen- tine to Tiebout avenues, The Bronx.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a residence district the erection and main- tenance of a business building (stores).
1274-27-BZ.	APPLICANT—Edward P. Doyle, for Mary E. Ames, owner.
	PREMISES—Southwest corner of 165th street and San- ford avenue, Flushing, Borough of Queens.
	APPLICATION, under sections 7a, 7b, 7e and 21 of the building zone resolution,
	TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
1286-27-BZ.	APPLICANT—Edward P. Doyle, for G. M. S. Realty Corp., owner.
	PREMISES—41-43 Snyder avenue, north side of Snyder avenue, 150 ft. 11¼ in. west of Bedford avenue Brooklyn.
	APPLICATION, under sections 7e and 21 of the building zone resolution,
	TO PERMIT in a business district the erection and main- tenance of a garage for the storage of more than five (5) motor vehicles.
724-27-BZ.	APPLICANT—McCooey & Conroy, substituted for McIn- tyre & O'Leary, for St. James Methodist Episcopal Church, owner.
	PREMISES—8313-8323 20th avenue, Brooklyn.

CALENDAR

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of five (5) apartment houses having stores on the first story.

1002-27-BZ.

APPLICANT—House, Holthusen & McCloskey, substituted for James Kearney, for 3 East 66th Street Corp., owner.

PREMISES—3 East 66th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a "B" area and residence district the erection and maintenance of an apartment hotel provided with a yard and also an inner court having their dimensions and areas less than required under the zone resolution.

489-27-BZ.

APPLICANT—Joseph Presto, lessee, for Ignazio Scilippi, owner.

PREMISES—101-01 Northern boulevard (Jackson avenue), Corona, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a chicken market (previously withdrawn).

APRIL 24, 1928, 10 A. M.

Appeals from Administrative Orders.

1225-27-A—234-256 West 54th street and 229-237 West 53rd street, Manhattan.

1228-27-A—346-360 Maujer street, Brooklyn.

1255-27-A—32 Pettit avenue, northeast corner of Ketcham street, Elmhurst, Borough of Queens.

1281-27-A—525 East 119th street, north side of East 119th street, 336 ft. east of Pleasant avenue, Manhattan.

1238-27-A—300-326 North 7th street, 479-495 Metropolitan avenue and 289-295 North 6th street, Brooklyn.

1243-27-A—604-628 West 43rd street, Manhattan.

1280-27-A—289 Fulton street and 264 Washington street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, April 24, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 926-27-BZ—Application, August 17, 1927, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Goldix Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1440 Sedgwick avenue, The Bronx.

CAL. NO. 1142-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Magrak Garage Corp., applicant and lessee; Adolph Lewisohn and Sons, Inc., owner, to permit in a residence district the erection and maintenance of an electric sign; premises 608

West 158th street and 9 Audubon place, also known as 19 Audubon place, southeast corner, Manhattan.

CAL. NO. 1164-27-BZ—Application, October 28, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of A. W. Palumbo, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Waterbury avenue and Eastern boulevard, The Bronx.

CAL. NO. 1173-27-BZ—Application, November 2, 1927, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of S. S. and L. P. Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2325 Southern boulevard, west side of Southern boulevard, 75.91 ft. north of East 183rd street, The Bronx.

CAL. NO. 1056-27-BZ—Application, September 28, 1927, under sections 7c, 7g and 21 of the building zone resolution, of Henry G. Harrington, applicant, on behalf of Felice Manaruso, owner, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; the board having permitted the erection of a garage for more than five (5) motor vehicles on a portion of this site under certain conditions; premises 608-610 Union street, Brooklyn.

CAL. NO. 1111-27-BZ—Application, October 13, 1927, under section 21 of the building zone resolution, of Egan & Ittelson, applicants, on behalf of Glenroe Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Broadway and Kimberly place, The Bronx.

CAL. NO. 1205-27-BZ—Application, November 14, 1927, under section 7a of the building zone resolution, of Charles P. Cannella, applicant, on behalf of Filippo Ammirata, owner, to permit in a residence district the extension of an existing business use; premises 1728 80th street, south side of 80th street, 112 ft. 5¾ in. east of New Utrecht avenue, Brooklyn.

CAL. NO. 1206-27-BZ—Application, November 14, 1927, under section 7a of the building zone resolution, of Charles P. Cannella, applicant, on behalf of Filippo Montana, owner, to permit in a residence district the extension of an existing business use; premises 1730 80th street, south side of 80th street, 135 ft. 1¾ in. east of New Utrecht avenue, Brooklyn.

CAL. NO. 1234-27-BZ—Application, November 22, 1927, under sections 7c and 21 of the building zone

CALENDAR

resolution, of Alonzo E. De Baun, applicant and owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of an automobile showroom and service station in connection therewith; premises south side of Hillside avenue, 120 ft. west of 146th street (Colonial avenue), Jamaica, Borough of Queens.

CAL. NO. 1237-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Kate Ruchlis and Israel Berkenfeld, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

APRIL 24, 1928, 2 P. M.

Appeals from Administrative Orders.

1077-27-A—3 East 61st street, Manhattan.

1202-27-A—343-345 West 44th street, Manhattan.

1189-27-A—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, April 24, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1067-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Glenhall Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

CAL. NO. 1126-27-BZ—Application, October 20, 1927, under section 21 of the building zone resolution, of Edward Hoffmann, applicant, on behalf of Pauline Brickman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1781 Hilder avenue, north side of Hilder avenue, intersection of Pelham parkway, The Bronx.

CAL. NO. 1152-27-BZ—Application, October 26, 1927, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Knickerbocker Hospital, owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 505 West 131st street and 1448 Amsterdam avenue, northwest corner, Manhattan.

CAL. NO. 1123-27-BZ—Application, October 20, 1927, under section 21 of the building zone resolution,

of William Meyer, applicant and owner, to permit in a residence district the erection and maintenance of a building to be used for stores on the first story and as dwellings above; premises northwest corner of Central avenue and Meade street (68th street), Ridgewood, Borough of Queens.

CAL. NO. 961-27-BZ—Application, August 30, 1927, under sections 7c and 21 of the building zone resolution, of The New York Edison Co., applicant and owner, to permit in a residence district the alteration and extension to an existing transforming and electrical distributing station; premises 148-148½ East 40th street and 151-153 East 39th street, Manhattan.

CAL. NO. 976-27-BZ—Application, September 6, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of McMahon Brothers, owners, to permit, partly in a business district and partly in a residence district, the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles; premises southwest corner of Queens boulevard and Devon place, Forest Hills, Borough of Queens.

CAL. NO. 1074-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Gutttag Brothers Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 585 St. Ann's avenue, northwest corner of East 150th street, The Bronx.

CAL. NO. 1101-27-BZ—Application, October 11, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Max Silverman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5702-5712 Church avenue, southeast corner of East 57th street, Brooklyn.

CAL. NO. 1144-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Marben Realty Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Cedar avenue and West 179th street, The Bronx.

CAL. NO. 1061-27-BZ—Application, September 30, 1927, under section 21 of the building zone resolution, of Thomas D. La Colla, applicant, on behalf of Elizabeth Warms, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 103-12 Gilbert street (170th street) and 502 South street (Liberty avenue), Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

CALENDAR

CALL OF CLERK'S CALENDAR TUESDAY, MAY 1, 1928, 2 P. M.

Building Zone Cases.

1275-27-BZ.

APPLICANT—Frank W. Fitzpatrick, for Western District Cleaners and Dyers, owner.

PREMISES—132-136 Academy street, Long Island City, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the maintenance of a dry cleaning establishment.

1311-27-BZ.

APPLICANT—Far Flung Realities, Inc., owner.

PREMISES—69-73 East 77th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a one and one-half times height district the erection and maintenance of the street wall in excess of the height permitted under the zone resolution.

538-27-BZ.

APPLICANT—William F. Doyle, for Manufacturers Trust Co., owner.

PREMISES—481-497 Eighth avenue, 301-307 West 34th street and 306-320 West 35th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution (reopened to modify),

TO PERMIT in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

MAY 1, 1928, 10 A. M.

Appeals from Administrative Orders.

1287-27-A—59-61 Wall street, Manhattan.

1288-27-A—575 Columbia street, Brooklyn.

1245-27-A—526 Columbia street, Brooklyn.

1258-27-A—498 Broome street, Manhattan.

1284-27-A—52-56 Cedar street, Manhattan.

1295-27-A—239-245 Hamilton avenue, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 1, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1081-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Henry Felsenstein, on behalf of William T. Parker and Margaret Parker Bracken, owners, to permit in a residence and "C" area district the alteration and extension in height and area of an existing garage for the storage of more than five (5) motor vehicles; also the omission of the rear yard required under the building zone resolution; premises 2042-2044 Ocean avenue, Brooklyn.

CAL. NO. 1103-27-BZ—Application, October 11, 1927, under section 21 of the building zone resolution, of William Dumroe and Philip J.

Sinnott, applicants, on behalf of Thomas J. Burnett, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station; premises 105-113 Northern boulevard, south side of Northern boulevard, 187 ft. east of Main street, Flushing, Borough of Queens.

CAL. NO. 1174-27-BZ—Application, November 2, 1927, under section 21 of the building zone resolution, of Joseph A. Cox, applicant, on behalf of Mero Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 679-687 Utica avenue, northeast corner of Clarkson avenue, Brooklyn.

CAL. NO. 1203-27-BZ—Application, November 14, 1927, under section 21 of the building zone resolution, of Edward S. Shepherd, applicant and owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises 8711 Canarsie lane, northeast corner of Yarkens Hook road, Brooklyn.

CAL. NO. 1249-27-BZ—Application, November 29, 1927, under section 21 of the building zone resolution, of A. J. Simberg, applicant, on behalf of Plandwell Construction Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1403-1407 Boston road, north side of Boston road, 25 ft. west of Prospect avenue, The Bronx.

CAL. NO. 228-27-BZ—Application, March 4, 1927, under section 21 of the building zone resolution, of Thomas J. Higgins, applicant, substituted for Philip J. Sinnott, on behalf of Grace Neiderstein, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 14-30 Empire boulevard, south side of Empire boulevard, 93 ft. east of Flatbush avenue, Brooklyn.

CAL. NO. 1084-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of James H. Manney, applicant, on behalf of Robert Goelet, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 425 Edgecombe avenue, Manhattan.

CAL. NO. 1137-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Egan & Ittelson, applicants, on behalf of Bingham Holding Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1731-1741 Jerome avenue, west side of Jerome avenue, 163 ft. south of West 176th street, The Bronx.

CALENDAR

CAL. NO. 1163-27-BZ—Application, October 28, 1927, under section 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Danwall Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2985-2995 Avenue S, northwest corner of Gerritsen avenue, Brooklyn.

CAL. NO. 1250-27-BZ—Application, November 29, 1927, under section 21 of the building zone resolution, of Louis I. Sieven, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises south side of Fort Hamilton Parkway, 225 ft. west of Chester street, Brooklyn.

CAL. NO. 16-28-BZ—Application, January 9, 1928, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Mollie Rubin, owner, to permit in a residence district the erection and maintenance of an apartment house with store occupancies on the first story; premises southwest corner of Shakespeare avenue and Anderson avenue, The Bronx.

CAL. NO. 85-28-BZ—Application, January 30, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Louis Security Co., owner, to permit in a one and one-half times height district the erection and maintenance of the street wall in excess of the height permitted under the zone resolution; premises 576-582 Eighth avenue, Manhattan.

CAL. NO. 726-27-BZ—Application, June 23, 1927, under section 21 of the building zone resolution, of Samuel Rosenblum, applicant, substituted for William G. Johnson, on behalf of Robert Froehlich and Frances Froehlich, owners, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises north side of Queens boulevard, 24.5 ft. west of 47th avenue, Elmhurst, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

MAY 1, 1928, 2 P. M.

Petitions for Variations.

916-27-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.

1242-27-S—4815 32nd place, Long Island City, Borough of Queens.

1303-27-S—253-263 Tillary street and 27-32 Park avenue, Brooklyn.

1132-27-S—578 Madison avenue and 24-26 East 57th street, Manhattan.

1265-27-S—374-380 Second avenue and 300-310 East 22nd street, Manhattan.

1279-27-S—54 West 39th street, Manhattan.

1291-27-S—126 West 34th street, Manhattan.

1209-27-S—10 West 55th street, Manhattan.

1169-27-S—548-550 West 23rd street, Manhattan.

990-27-S—225-235 West 37th street (12th floor), Manhattan.

991-27-S—225-235 West 37th street (9th floor, front), Manhattan.

992-27-S—225-235 West 37th street (7th floor), Manhattan.

993-27-S—225-235 West 37th street (5th floor), Manhattan.

994-27-S—225-235 West 37th street (8th floor), Manhattan.

995-27-S—225-235 West 37th street (15th floor), Manhattan.

996-27-S—225-235 West 37th street (4th floor, front), Manhattan.

998-27-S—225-235 West 37th street (3rd floor), Manhattan.

999-27-S—225-235 West 37th street (6th floor, front), Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, MAY 8, 1928, 2 P. M.

Building Zone Cases.

1171-27-BZ.

APPLICANT—Gardiner Conroy, for Sinking Fund Corp., owner.

PREMISES—8414-8418 New Utrecht avenue, west side of New Utrecht avenue, 7 ft. 9 $\frac{3}{8}$ in. north of 18th avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1231-27-BZ.

APPLICANT—Ferdinand Savignano, for West Eighth Street Arcade, Inc., owner.

PREMISES—52-54 West 8th street, Manhattan.

APPLICATION, under sections 7b, 7c and 21 of the building zone resolution,

TO PERMIT, partly in a residence district and partly in a business district, the erection and maintenance of a building to be used as a motion picture theatre, restaurants and offices and also the omission of the required legal rear yard.

1263-27-BZ.

APPLICANT—J. Burmeister, for Laura J. Ligh, owner.

PREMISES—614 Rockland avenue, Egbertville, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1293-27-BZ.

APPLICANT—McCoey & Conroy, for Daniel Halpern, owner.

PREMISES—Southeast corner of Rockaway boulevard and South 2nd street, South Ozone Park, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1294-27-BZ.

APPLICANT—Matthew F. Fagan, for Daleson Realty Corp., owner.

CALENDAR

PREMISES—North side of East New York avenue, 40 ft. west of Troy avenue, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1336-27-BZ.

APPLICANT—Henry G. Harrington, for Albert L. Gray, owner.

PREMISES—1785-1789 Bushwick avenue, northeast corner of Jamaica avenue, Brooklyn.

APPLICATION, under sections 7e, 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

176-28-BZ.

APPLICANT—Harry Baer, for 373 Park Avenue Corp., owner.

PREMISES—375 Park avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy of the first story from a residence use to a business use.

220-28-BZ.

APPLICANT—William J. Cherry, for Lutheran Church of the Advent, owner.

PREMISES—1201-1211 Avenue P, northeast corner of East 12th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence and "E" area district the erection and maintenance of a building not less than 10 ft. from the street line and also to occupy more than 70 per cent of a corner lot at curb level, and more than 40 per cent at a point 18 ft. above the curb level.

MAY 8, 1928, 10 A. M.

Appeals from Administrative Orders.

1230-27-A—148-156 Classon avenue and 73-81 Emerson place, Brooklyn.

1232-27-A—190-204 North 12th street and rear of 165-169 North 11th street, Brooklyn.

1252-27-A—68-70 Park avenue, Manhattan.

1264-27-A—4149-4151 Park avenue and 410-420 East 176th street, The Bronx.

1305-27-A—203-229 Nevins street, 259-279 Butler street and 500-520 Baltic street, Brooklyn.

1309-27-A—78-92 Ridge street, Astoria, Borough of Queens.

1310-27-A—1120 East 177th street, southeast corner of Devoe avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 8, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1140-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Westboro Family Laundry Service, Inc., lessee, and Thwaites Place, Inc., owner, to permit in a business district the maintenance of an existing wet wash laundry; premises 1422-1424 Jerome avenue, The Bronx.

CAL. NO. 1161-27-BZ—Application, October 28, 1927, under section 21 of the building zone resolution, of Abraham Schwartz, applicant, on behalf of Consolidated Laundries, Inc., owner, to permit in a business district the extension of a laundry occupancy in an existing building; premises 2112-2128 Neptune avenue, southeast corner of West 22nd street, Brooklyn.

CAL. NO. 1184-27-BZ—Application, November 7, 1927, under section 21 of the building zone resolution, of Walter S. Beaver, applicant, on behalf of Realm Realty Corp., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 143-149 Huron street, north side of Huron street, 150 ft. west of Manhattan avenue, Brooklyn.

CAL. NO. 1185-27-BZ—Application, November 7, 1927, under section 21 of the building zone resolution, of Walter S. Beaver, applicant, on behalf of William and Lena Schwartzberg, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 458-466 Leonard street, southeast corner of Manhattan avenue, Brooklyn.

CAL. NO. 1235-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Harry Cook, applicant, on behalf of Landau Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Beach 71st street and Hammels boulevard, Arverne, Borough of Queens.

CAL. NO. 1251-27-BZ—Application, November 29, 1927, under section 21 of the building zone resolution, of Ozark Realty Co., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 594 92nd street, Brooklyn.

CAL. NO. 1292-27-BZ—Application, December 13, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Harold D. Watson, owner, to permit in a residence district the erection and maintenance of a business building; premises 55-61 East 18th street, east side of East 18th street, 105 ft. 9¾ in. north of Church avenue, Brooklyn.

CAL. NO. 682-26-BZ—Application, August 4, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of William Hagedorn, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied); premises southeast corner of Jerome avenue and East 182nd street, The Bronx.

CALENDAR

CAL. NO. 547-20-BZ—Application, September 3, 1920, re-opened on March 27, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Dorsma Garage Corp., owner, for a modification of the original resolution, to permit, partly in a business district and partly in a residence district, the extension in area of an existing garage for more than five (5) motor vehicles and also the installation of a gasoline service station; premises 1016 St. Nicholas avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

MAY 8, 1928, 2 P. M.

Petitions for Variations.

- 1306-27-S—203-229 Nevins street, 259-279 Butler street and 500-520 Baltic street, Brooklyn.
- 1308-27-S—1155-1159 61st street, Brooklyn.
- 311-28-S—469-479 Seventh avenue, Manhattan.
- 1114-27-S—810 Broadway, Manhattan.
- 502-27-S—16-24 West 47th street, Manhattan.
- 1204-27-S—361 East 182nd street, northwest corner of Webster avenue, The Bronx.
- 1223-27-S—199 Sackett street and 192-196 Degraw street, Brooklyn.
- 1229-27-S—67-69 Park place, Manhattan.
- 1319-27-S—7-9 Lispenard street, Manhattan.
- 1330-27-S—334-336 Seventh avenue and 200 West 29th street, southwest corner, Manhattan.
- 798-27-S—37-39 West 57th street, Manhattan.
- 1187-27-S—18 West 33rd street, Manhattan.
- 1200-27-S—142 Greene street, Manhattan.
- 1134-27-S—245-249 West 27th street, Manhattan.

MAY 15, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1246-27-A—11 Vestry street, Manhattan.
- 1289-27-A—648 Broadway, Manhattan.
- 1299-27-A—233 Harris avenue, Long Island City, Borough of Queens.
- 1312-27-A—196-206 City Island avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 15, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 986-27-BZ—Application, September 9, 1927, under section 21 of the building zone resolution, of Julius R. Lippman, applicant, on behalf of Frank Fladell, owner, to permit in a "D" area district the maintenance of a private garage for two (2) automobiles on a lot, so that the combined area of the existing dwelling and garage exceeds the allowable 60 per cent of the area of the plot; premises 657 Euclid avenue, Brooklyn.

CAL. NO. 1219-27-BZ—Application, November 17, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Richard P. Sherlock, owner, to permit in a business district the erection and maintenance of a gasoline

service station; premises 388-394 Coney Island avenue, northwest corner of Caton avenue, Brooklyn.

CAL. NO. 1224-27-BZ—Application, November 18, 1927, under section 21 of the building zone resolution, of Cannava & Viviani, applicants, on behalf of Nicola Grassi, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3000-3010 Boston road, 1061-1069 Adeo avenue and 3001-3009 Lurting avenue, northeast corner of Boston road and Adeo avenue, The Bronx.

CAL. NO. 1236-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Theodore Smith, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Woodhaven boulevard and 163rd avenue (Sheridan avenue), Aqueeduct, Borough of Queens.

CAL. NO. 1257-27-BZ—Application, November 30, 1927, under sections 7c and 21 of the building zone resolution, of James P. Whiskeman, applicant, on behalf of Ronel Realty Co., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 9 East Mosholu Parkway North, east side of East Mosholu Parkway North, 78.66 ft. south of Jerome avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

MAY 15, 1928, 2 P. M.

Appeals from Administrative Orders.

- 1146-27-A—462 Eighth avenue, Manhattan.
- 1253-27-A—526 Smith street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, May 15, 1928*, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 17, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held Tuesday morning, April 10, 1928, and the minutes of the regular meeting of the board held on Tuesday afternoon, April 10, 1928, were approved as printed in the Bulletin, No. 16, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

1146-27-A.

APPELLANT—Starrett and Van Vleck, for Devoe & Reynolds, Inc., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—462 Eighth avenue, Manhattan.

APPEARANCES—

For Appellant: George De Zelli.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 15, 1928, at 2 p. m., on request of appellant's representative.

1253-27-A.

APPELLANT—Richmond Screw Anchor Co., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—526 Smith street, Brooklyn.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to May 15, 1928, at 2 p. m., for reference to the fire department.

151-21-A.

APPELLANT—Andrew Guldner, for George Guldner, owner.

SUBJECT—Application for reopening—extension of permit—re appeal from order of fire commissioner.

PREMISES AFFECTED—2153 Chatterton avenue, The Bronx.

APPEARANCES—

For Appellant: Nicholas Cerrato.

ACTION OF BOARD—Application to reopen denied.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Absent 0

40-25-A.

APPELLANT—Acton Gas Stations, Inc., lessee.

SUBJECT—Application for reopening—extension of permit—re appeal from order of fire commissioner.

PREMISES AFFECTED—Spuyten Duyvil Parkway and 227th street, The Bronx.

APPEARANCES—

For Appellant: Edward Morris.

ACTION OF BOARD—Application to reopen and extend permit denied.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon.... 4

Absent 0

1054-27-A.

APPELLANT—Philip Steigman, for Jupiter Radio Co., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—135-137 East 12th street, Manhattan.

APPEARANCES—

For Appellant: Philip Steigman and Solomon Schiseall.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Absent 0

THE RESOLUTION—

(1054-27-A)

WHEREAS, Philip Steigman, for Augustus Van Stuyvesant, owner, filed, September 26, 1927, an appeal from an order of the fire commissioner, affecting premises 135-137 East 12th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 30, 1927 (Order No. 39540-LC), reads:

"Section 232-2, Chapter 10, Code of Ordinances prohibits the storage of nitro-cellulose products in any building, inside the fire limits that is not of fireproof construction of more than 3 stories in height and in any building which is not equipped with an approved two source system of automatic sprinklers.

"You are therefore hereby ordered to:

"1. Remove all the nitro-cellulose products from the premises.";

and

WHEREAS, the building is non-fireproof, four stories in height, 40 ft. by 31 ft. in area on the first story and 40 ft. by 25 ft. in area above; OCCUPIED: 1st story, store; 2nd story, office; 3rd story, factory, 2 persons (manufacturing watch crystals); 4th story, vacant; and

WHEREAS, appellant contends that the celluloid used in the manufacture of unbreakable watch crystals is received in quantities of two to four dozen sheets, weighing from 15 to 25 pounds; the sheets are 20 inches by 25 inches, 1/16 of an inch thick, which are cut into watch crystals; the raw sheets are stored in an approved steel cabinet, vented to the outer air and the finished stock is kept in paper boxes on shelves as in an ordinary store.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

1221-27-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Continental Baking Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—499-507 Carroll street and 530-550 President street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(1221-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Continental Baking Co., Inc., owner, filed, November 18, 1927, an appeal from an order of the fire commissioner,

MINUTES

affecting premises 499-507 Carroll street and 530-550 President street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 3, 1927, reads:

"Order No. 22233-F:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½" regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½" standard hose attached thereto."

and

WHEREAS, the building is non-fireproof, with a frontage of 100 ft. on Carroll street and 200 ft. on President street and a depth of 200 ft., two and three stories in height; OCCUPIED: cellar, storage and baking, 18 persons; 1st story, office and shipping, 14 persons; 2nd story, stable and mixing dough, 9 persons; 3rd story, storage and carpenter shop, 2 persons; EQUIPPED with a two-source sprinkler system with a 20,000-gallon tank on roof and 6-inch connection to main on President street, with Central Office Supervisory Alarm; and

WHEREAS, the appellant contends that the building is in constant operation and equipped with sprinkler system, fire pails and fire extinguishers and that the greatest height of the President street section is 43 ft. 10 in. and the balance of the building is 32 ft. 4 in. above grade; and

WHEREAS, the premises are operated in single tenancy and use.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that building as now equipped with an approved two-source wet sprinkler system with central office connection shall be maintained; that the building shall not be increased in height, area or dimension; that the use and operation of premises shall be maintained in one tenancy, and granted only as long as conditions as to occupancy and use otherwise remain unchanged.

1191-27-A.

APPELLANT—William F. Doyle, for Weprin & Glass Holding Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—208 East 55th street, Manhattan.

APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1191-27-A)

WHEREAS, William F. Doyle, for Weprin & Glass Holding Corp., filed, November 10, 1927, an appeal from a decision of the fire commissioner, affecting premises 208 East 55th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated October 25, 1927 (Plan No. 162-27), reads:

"2. Thickness of shell and head shall be not less than 5/16".

"1. Flat surfaces of tank shall be braced, and bracing shall be done either by using structural members, which shall act as girders and which will safely carry the load with a factor of safety of 5, or by using bars

from side to side and to end and top to bottom of the tank, as the case may be.";

and

WHEREAS, the building is fireproof, two stories and basement in height, having a frontage of 125.10 ft. on East 55th street, 50 ft. 10 in. on East 54th street and a depth of 200.10 ft.; OCCUPIED as a garage for the storage of more than five motor vehicles, 25 persons in entire premises; and

WHEREAS, a fuel oil burning system has been installed, the fuel oil being stored in two tanks, each of approximately 550 gallons capacity, each tank being 3 ft. 2 in. in diameter and 9 ft. long, the thickness of the shell being ¼ in. instead of the required 5/16 in. thickness; the tanks are encased on the bottom and sides in 12 inches of concrete and are buried below the floor of the cellar of the building; the tanks are not braced; and

WHEREAS, appellant contends that the tanks were formerly used for the storage of gasoline and were installed in conformity with the requirements of a gasoline storage system according to the fire department requirements and requests the acceptance of the tanks contending that fuel oil is less hazardous than gasoline; and

WHEREAS, the existing tanks had been installed and used for gasoline storage with the approval of the fire department, said tanks being buried below the cellar bottom encased in stone concrete; and

WHEREAS, it is proposed to use two tanks at the 54th street section of building for fuel oil storage.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the third tank in the battery of tanks located at the 54th street end shall be filled with dry sand and sealed and that the fuel oil equipment and operation shall be maintained in accordance with the fuel oil rules in all other respects.

1217-27-A.

APPELLANT—Reliance Fireproof Door Company, owner

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—19-37 Norman avenue, 65-71 Dobbin street and 173-179 Banker street, Brooklyn.

APPEARANCES—

For Appellant: Jacob A. Rappaport.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1217-27-A)

WHEREAS, Reliance Fireproof Door Co., for Jassmir Corp., owner, filed, November 17, 1927, an appeal from an order of the fire commissioner, affecting premises 19-37 Norman avenue, 65-71 Dobbin street and 173-179 Banker street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 1, 1927 (Order No. 28096-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the building is non-fireproof, one story in height, with a frontage of 99 ft. 8 in. on Dobbin street, 104 ft. 8 in. on Banker street and 200 ft. on Norman avenue;

MINUTES

OCCUPIED for the manufacture of steel doors; EQUIPPED with an approved sprinkler system; and

WHEREAS, the appellant contends that the building faces on three streets, sets back 10 ft. on the easterly side and 65 ft. on the westerly side from adjoining buildings and that there is no cellar except the 13 ft. by 15 ft. fireproof boiler room with access from the street only and that there is no wood used in the manufacture and that fire buckets are evenly distributed; and

WHEREAS, the structure on this plot known as 19-37 Norman avenue is but one story in height, equipped with a street connection sprinkler system and the industrial operation is limited to the manufacture and assembling of steel doors and steel door frames.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension and shall be equipped throughout with an approved one-source wet sprinkler system with street main connection, and granted only as long as conditions as to operation and use remain unchanged.

1220-27-A.

APPELLANT—Samuel Rosenblum, for Leon Ottinger, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—114 Barrow street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1220-27-A)

WHEREAS, Samuel Rosenblum, for Leon Ottinger, owner, filed, November 17, 1927, an order of the fire commissioner, affecting premises 114 Barrow street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 9, 1927, reads:

“Order No. 39086-LC:

“1. Discontinue the maintenance of a motor vehicle repair shop on these premises for the reason that building is a frame construction.”;

and

WHEREAS, the building is frame and non-fireproof construction, three stories in height, 20 ft. by 70 ft. in area on the first story and 20 ft. by 40 ft. in area above, located in an unrestricted district under the building zone resolution; OCCUPIED: 1st story, repair of automobiles in the rear extension, the remainder of the premises occupied as a dwelling; and

WHEREAS, the appellant contends that the total number of cars does not exceed two at any one time; that there is no heavy machinery or motor apparatus of that nature, but merely minor alterations and repairs with hand tools; that the westerly wall of the one-story building is brick; the northerly and southerly walls are frame, covered with metal; that the openings in the brick piers between one-story and three-story portions have been covered with wood partitions with stamped metal coverings; that these openings will be bricked up so that the one-story extension will be completely separated by brick wall from the rest of the premises, and that it is proposed to cover the north and south walls and ceiling with approved fireproof material; and

WHEREAS, the order is based on the frame construction of the one-story addition.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the repair work shall be restricted to the one-story extension, and that this extension shall be separated from the three-story building on the Washington street frontage by walls of approved masonry, and that the northerly and southerly walls and the ceiling of the one-story extension shall be protected with fire-resisting construction on the interior; that there shall be no open flame, furnace or forge maintained or operated on these premises; that the exit shall be maintained to the Barrow street front, and that the existing premises shall not be increased in height, area or dimension.

1168-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., substituted for Gustave Erda, for Gleason-Tiebout Glass Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—93-99 Commercial street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1168-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Gleason-Tiebout Glass Co., owner, filed, October 31, 1927, an appeal from an order of the fire commissioner, affecting premises 93-99 Commercial street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated March 24, 1927 (Order No. 12202.01), reads:

“Provide a gravity tank for standpipe system in accordance with the rules of the Board of Standards and Appeals.”;

and

WHEREAS, the premises consist of a plot of ground on which is located eight buildings, interconnected, Building No. 1 being three stories in height, 40 ft. by 100 ft. in area; Building No. 2, four stories, 31 ft. by 39 ft. in area; Building No. 3, two stories, 39 ft. by 39 ft. in area; Building No. 4, three stories, 40 ft. by 100 ft., irregular, in area; Building No. 5, three stories and basement, 41 ft. by 99 ft. in area; Building No. 6, one story and basement, 39 ft. by 109 ft. in area; Building No. 7, one story, 81 ft. by 100 ft. in area; Building No. 8, one story and basement, 90 ft. by 100 ft. in area; the entire premises being occupied for the manufacture of glassware; Buildings 2, 4 and 5 being sprinklered, with a 25,000-gallon tank on the roof of Building No. 2; the building is provided with a standpipe system consisting of a 4-inch city main connection, entire Building No. 1 on the Commercial street front and a 4-inch supply main continuing through Buildings 1, 2 and 4 and to the rear of Building No. 5, with a 2½-inch line to Buildings 7 and 8 with three-inch riser branches in Buildings 1, 3, 4 and 6 with 1½-inch outlets provided with 50 ft. of ½-inch hose, with a yard hydrant in the interior court, equipped with 2½-inch outlet and 150 ft. of hose; and

WHEREAS, appellant wishes to be relieved of providing a gravity tank; on the ground there is sufficient pressure in the city main, 50 pounds, the street main being 20 inches in diameter, fed two ways; and

WHEREAS, the premises are equipped with a sprinkler system throughout; and

MINUTES

WHEREAS, the rules of exception would permit of the variation except for the connection of Buildings 6 and 7 on the first story.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the provision of a gravity tank, *on condition* that the buildings shall not be increased in height, area or dimension and that a 4-inch street connection to the city main shall be provided and a pressure of not less than 25 pounds at the highest outlet shall be maintained, and that the standpipe system shall be installed and maintained in accordance with the standpipe rules in all other respects.

1188-27-A.

APPELLANT—M. Reischmann & Sons, Inc., owner.
SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—138-162 Willow avenue, The Bronx.

APPEARANCES—

For Appellant: Henry Reischman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1188-27-A)

WHEREAS, M. Reischmann and Sons, Inc., owner, filed, November 9, 1927, an appeal from an order of the fire commissioner, affecting premises 138-162 Willow avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated October 10, 1927 (Order No. 26981-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, five stories and basement (63 ft.) in height, 200 ft. by 75 ft., 15,000 sq. ft. in area; OCCUPIED for manufacturing furniture: basement, woodworking, 25 persons; 1st story, offices and cabinets, 32 persons; 2nd story, finishing room, 35 persons; 3rd story, assembling, 6 persons; 4th story, assembling, 10 persons; 5th story, storage, 2 persons; EQUIPPED with a sprinkler system, fed by two 15,000-gallon gravity tanks; and

WHEREAS, the appellant claims that there is a 60,000-gallon tank in the yard connected with a fire pump of 1,000-gallons-per-minute capacity, which may be used as an additional supply for the sprinkler system; that there are 157 water pails, 10 sand pails and 12 safety chemical fire extinguishers throughout the building; that the building has frontage on three streets and without any dangerous abutting property; furthermore, the appellant contends that the building is of the mill construction, slow-burning type; and

WHEREAS, the premises are equipped with a sprinkler system; and

WHEREAS, because of the occupancy not exceeding twenty-five persons above the second floor, the requirement as to stair hall fire-resisting enclosure would not be enforceable, and if standpipes were installed they would be in the open loft.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased

in height, area or dimension and that the existing sprinkler system shall be equipped with siamese street connections on the 134th and 135th street fronts or on the Willow avenue front at the extreme ends of the building; that the sprinkler system shall comply with the sprinkler rules in all respects, and granted only as long as conditions as to occupancy and use otherwise remain substantially unchanged.

BUILDING ZONE CASES

925-27-BZ.

APPLICANT—John J. Dunnigan, for Towruss Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2100 Webster avenue and 401-409 East 180th street, The Bronx.

APPEARANCES—

For Appellant: J. F. Dusenbury.

For Opposition: None.

ACTION OF BOARD—Laid over to May 15, 1928, at 2 p. m., on request of applicant's representative.

1015-27-BZ.

APPLICANT—John J. Dunnigan, for Estate of McEvers Bayard Brown, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: Meyer Kaplan.

ACTION OF BOARD—Laid over to May 15, 1928, at 2 p. m., at request of applicant's representative.

375-23-BZ.

APPLICANT—William F. Doyle, for Wm. Hagedorn, owner.

SUBJECT—Application for reopening—modification—re application (decision of superintendent of buildings) under section 7c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building for theatre purposes.

PREMISES AFFECTED—109 East Fordham road, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application to reopen denied.

THE VOTE TO REOPEN—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

220-28-BZ.

APPLICANT—William J. Cherry, for Lutheran Church of the Advent, owner.

SUBJECT—Application for preferential hearing—re application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence and "E" area district the erection and maintenance of a building

MINUTES

less than ten (10) feet from the street line and also to occupy more than 70 per cent of a corner lot at curb level, and more than 40 per cent at a point 18 feet above the curb level.

PREMISES AFFECTED—1201-1211 Avenue P, northeast corner of East 12th street, Brooklyn.

APPEARANCES—

For Applicant: William J. Cherry.

For Opposition: None.

ACTION OF BOARD—Application advanced on calendar and set for calendar call May 8, 1928, at 2 p. m.

THE VOTE TO GRANT EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

1262-27-BZ.

APPLICANT—Joseph Palatnik, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—Southeast corner of Rutland road and Brooklyn avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

1180-27-BZ.

APPLICANT—Daniel E. Ragalie, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of 15th avenue and Burton street, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Daniel A. Ragalie.

For Opposition: James A. Garnesey, Michael Carroll and John Kennedy.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Chairman Walsh, Commissioners
Connell and Holland and Chief Kenlon.... 4

Absent 0

THE RESOLUTION—

(1180-27-BZ)

WHEREAS, Daniel E. Ragalie, owner, filed, November 3, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of 15th avenue and Burton street, Whitestone, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 17, 1928, after due notice by publication, in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Willets Point boulevard, 15th avenue and Utopia Parkway are all in a business district and Burton street, north of a point 100 ft. north of 15th avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 13, 1927, reads:

"1. The erection of a structure for use in conjunction with a proposed gasoline selling station, and the creation of a gasoline selling station by installing gasoline tanks, all within a business district, is contrary to the provisions of the Zone Resolution.";

and

WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 109.59 ft. on Burton avenue, 55.69 ft. on 15th avenue and 104.72 ft. on Willets Point boulevard, upon which it is proposed to erect a one-story office, 20 ft. by 20 ft. in area, and to install six 550-gallon tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

1121-27-BZ.

APPLICANT—Joseph Parisi, for Mary Steyn and Minnie Jay, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building (stores).

PREMISES AFFECTED—388-390 East 201st street, The Bronx.

APPEARANCES—

For Applicant: Jerome F. Healy, Jr.

For Opposition: Stephen J. Madigan and James J. Judge.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief

Kenlon 5

Absent 0

THE RESOLUTION—

(1121-27-BZ)

WHEREAS, Joseph Parisi, for Mary Steyn and Minnie Jay, owners, filed, October 19, 1927, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a business building (stores); premises 388-390 East 201st street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 17, 1928, after due notice by publication, in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 201st street, west of a point 100 ft. west of Webster avenue, is in a residence district; Decatur avenue is in a residence district; Webster avenue, south of Mosholu Parkway, is in a business district, and Webster avenue, north of Mosholu Parkway, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 27, 1927, in acting on N. B. 1833-27, reads:

"1. Erection of proposed business building in residence district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 50 ft. and a depth of 50 ft.; to be occupied as stores; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

MINUTES

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1148-27-BZ.

APPLICANT—Philip J. Sinnott, for Arrowlene, Inc., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Franklin avenue and Atlantic avenue, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: Raymond P. McNulty.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle and Chief Kenlon	2
Negative: Chairman Walsh, Commissioners Connell and Holland.....	3
Absent	0

THE RESOLUTION—

(1148-27-BZ)

WHEREAS, Philip J. Sinnott, for Arrowlene, Inc., owner, filed, October 25, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Franklin avenue and Atlantic avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 17, 1928, after due notice by publication, in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Franklin avenue is in a business district; Atlantic avenue, east of a point 100 ft. east of Franklin avenue, is in an unrestricted district; Atlantic avenue, west of a point 100 ft. west of Franklin avenue, is in an unrestricted district; Pacific street, east of a point 100 ft. east of Franklin avenue, is in a residence district; Pacific street, west of a point 100 ft. west of Franklin avenue, is in an unrestricted district; and

WHEREAS, the decision of the fire commissioner, rendered September 30, 1927 (re Alt. 3075-27), reads:

"1. A gasoline service station may not be permitted in a business district."

and
WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 106.7 ft. on Atlantic avenue, 60 ft. on Franklin avenue and a depth at the rear of 90 ft., upon which it is proposed to erect a one-story office, 15 ft. by 20 ft. in area, and to install four storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1226-27-BZ.

APPLICANT—Louis A. Sheinart, for Jamaica West End Realty Corp., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of Metropolitan avenue and Jamaica avenue, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Louis A. Sheinart.

For Opposition: Solomon Jilmoritz, Joseph Rubino-wich and Charles Cohen.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1226-27-BZ)

WHEREAS, Louis A. Sheinart, for Jamaica West End Realty Corp., owner, filed, November 19, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Metropolitan avenue and Jamaica avenue, Richmond Hill, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 17, 1928, after due notice by publication, in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jamaica avenue, Metropolitan avenue and Newtown road are all in a business district; and

WHEREAS, the decision of the fire commissioner, rendered November 2, 1927 (re Plan No. 3774-27), reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals."

and

WHEREAS, the premises consist of a plot of ground with a frontage of 150 ft. on Metropolitan avenue and 150 ft. on Jamaica avenue at the junction of these streets; it is proposed to erect a non-fireproof office and grease racks, bury four 550-gallon tanks and erect five pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1193-27-BZ.

APPLICANT—James Kearney, for B. & O. Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house having stores on the first story.

PREMISES AFFECTED—2435-2449 Walton avenue, The Bronx.

APPEARANCES—

For Applicant: James Kearney.

For Opposition: Abraham Kantor and Frederick H. Meyer.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1193-27-BZ)

WHEREAS, James Kearney, for B & O Realty Corp., owner, filed, November 11, 1927, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house having

MINUTES

stores on the first story; premises 2435-2449 Walton avenue (west side of Walton avenue, 102.5 ft. south of East Fordham road), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 17, 1928, after due notice by publication, in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Walton avenue, from a point 100 ft. south of East Fordham road to a point 100 ft. north of East 184th street, is in a residence district; East Fordham road is in a business district and East 184th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 26, 1927, in acting on N. B. 2303-27, reads:

"1. Erection of a business building in a residential district is contrary to the provisions of the Zone Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, six stories in height, with a frontage of 117 ft. and a depth of 77 ft., irregular; to be occupied on the first story as stores, upper stories as dwellings; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

206-28-BZ.

APPLICANT—John J. O'Connell, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in an "F" area and residence district the erection and maintenance of a building less than fifteen (15) feet from the street line.

PREMISES AFFECTED—147-61 Jasmine avenue and 46-16 156th street, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John J. O'Connell.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(206-28-BZ)

WHEREAS, John J. O'Connell, owner, filed, March 7, 1928, an application, under the building zone resolution, to permit in an "F" area and residence use district the erection and maintenance of a building set back less than 15 ft. from the street line; premises 147-61 Jasmine avenue and 46-16 156th street, Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 17, 1928, after due notice by publication, in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that Jasmine avenue, 156th street and Queens avenue are in an "F" area and residence use district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 29, 1928, in acting on N. B. 1169-28, reads:

"Contrary to Article 4, Section 15A of the Building Zone Resolution in that proper size front yard is not provided. Front yard is 5' 4". Should be 15' 0"."

and

WHEREAS, the proposed building is to be of frame, brick veneer construction, two and one-half stories in height, with a frontage of 22 ft. 8 in. and a depth of 56 ft.; to be occupied as a private dwelling and having the face of the

open porch 5 ft. 4 in. from the street line and the body of the building 9 ft. 4 in. from the street line on the 156th street front; the zone resolution requires a clear setback of 15 ft. from the street line in an "F" area district; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, only so far as it affects the 156th street frontage, on condition that the face of the building on the 156th street front shall set back not less than 9 ft. 4 in. from the building line; that the requirements of the building zone resolution, so far as it affects Jasmine avenue front and the remainder of the plot, shall be complied with in all other respects; the use and occupancy of the premises to be limited to a single private dwelling, and all permits necessary shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

84-28-BZ.

APPLICANT—William F. Doyle, for Hakan B. Steffanson, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence to a business use.

PREMISES AFFECTED—444-446 Park avenue, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle and Leslie H. Moore.

For Opposition: George T. Brennan.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(84-28-BZ)

WHEREAS, William F. Doyle, for Hakan B. Steffansen, owner, filed, January 30, 1928, an application, under the building zone resolution, to permit in a residence district the alteration and change of occupancy in part, from residence to a business use; premises 444-446 Park avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 17, 1928, after due notice by publication, in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Park avenue is in a residence district, East 57th street is in a business district and East 56th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 5, 1927 (re Alt. 1727-1927), reads:

"11. Store in No. 446 is unlawful as the building is located in a residence district. See resolution of Board of Standards and Appeals under case 711-22-BZ, filed in page 14, alteration application 360-1922. Extension of business into rear of 1st and 2nd floors of No. 444 is unlawful. Sec. 6, subdivision b2 of the Building Zone Resolution."

and

WHEREAS, the existing buildings are of non-fireproof construction, four stories in height, with a total frontage of 33 ft. 4 in. and a depth of 50 ft.; to be occupied in part for business use; and

WHEREAS, application for the extension of the business use throughout these premises was denied by the board under Cal. No. 711-22-BZ; and

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WHEREAS, there now exists, by authority of law business use in premises 444 Park avenue; and

WHEREAS, it is proposed to reduce the existing business use of 444 Park avenue, restricting said use to the first story of 444 and extending it to the first story of 446 Park avenue, which abuts the business use district and an existing business building.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the first story, street grade, for use of professional offices, display room and the conduct of an interior decorator's business, *on condition* that there shall be no advertising display on these premises other than a flat wall metal sign indicating the name and type of the professional practice conducted thereon, and that the remainder of the premises shall be restricted to conforming residential use and occupancy; that all exits required by the building code shall be installed and maintained; that return drawings shall be made to this board for approval; that all permits required shall be obtained within six months and any work involved completed within one year from the date of this action, and granted on condition that the building shall not be increased in height, area or dimension.

109-28-BZ.

APPLICANT—F. W. Woolworth Co., lessee for term of 30 years.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district extending from a business district and also in a "C" area district, the alteration and extension of a business building, and also the omission of a rear yard required by the zone resolution.

PREMISES AFFECTED—780-784 Flatbush avenue, Brooklyn.

APPEARANCES—

For Applicant: James A. Blanchfield.

For Opposition: Thomas P. Peters and E. G. Patterson.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(109-28-BZ)

WHEREAS, F. W. Woolworth Co., owner of thirty-year lease, filed, February 3, 1928, an application, under the building zone resolution, to permit in a residence district, extending from a business district, and also within a "C" area district, the alteration and extension of a business building and also the omission of a rear yard required under the zone resolution; premises 780-784 Flatbush avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 17, 1928, after due notice by publication, in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Flatbush avenue is in a business district, Lenox road is in a residence district and Kenmore place is in a residence district and also within a "C" area district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 12, 1927 (re Applic. 22790-27), reads:

"1. Proposed extension of store projecting partly into a Residential District is Contrary to Zone resolution, Art. II, Sect. 3.

"2. Proposed one-story extension and stair bulkhead

extension into required rear yard is contrary to Zone Resolution, Art. III, Sect. 13-16.";

and

WHEREAS, the existing one-story building occupied for store purposes is on the front of the lot and located entirely within a business district; it is proposed to erect a rear one and two-story extension, size 37 ft. 4 in. by 70 ft., which would cover the entire depth of the lot, omitting the rear yard in a "C" area district and also extending 13 ft. into a residence district; and

WHEREAS, applicant amended his application to include section 7, subdivisions a, b and c in his basis of appeal; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7, subdivisions a, b and c; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed one story in height above the Flatbush avenue grade level for use as retail merchandise business and an extension at the rear of the premises, one and two stories in height, the second story not exceeding in dimension 16 ft. 2 in. in depth by 37 ft. in width, which second story is to be used and restricted to executive offices of the business conducted on the premises; that there shall be provided at the rear of first story a doorway leading to open yard of abutting premises to the north, in same control, with egress through the building to the street; that the rear and gable walls otherwise within the residence use area of the plot shall be unpierced throughout their entire height and length; that the exterior of the rear wall shall be finished with light-color brick or painted a light color, and that all permits required shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

118-27-BZ.

APPLICANT—Philip J. Sinnott, for R. G. & F. Construction Corp., owner.

SUBJECT—Application for reopening—extension of time to procure permits—re decision of the superintendent of buildings—under sections 7-e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northwest corner of Sedgwick avenue and West 167th street, The Bronx.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application reopened and time, to procure permits, extended.

THE VOTE TO REOPEN AND EXTEND TIME TO PROCURE PERMITS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(118-27-BZ)

WHEREAS, Philip J. Sinnott, for R. G. & F. Construction Corp., owner, filed, February 5, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises northwest corner of Sedgwick avenue and West 167th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 26, 1927, after due notice by publication in the

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Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sedgwick avenue is in a business district, West 167th street, west of Sedgwick avenue, is in an unrestricted district and West 167th street, east of Sedgwick avenue, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 2, 1927 (re N. B. 101-1926), reads:

"1. The erection of a public garage for more than five (5) motor vehicles is not permitted in a business district.";

and
WHEREAS, the proposed building is to be of non-fireproof construction, one story and basement (17 ft. 6 in.) in height, with a frontage of 194 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7e in that there existed prior to the adoption of the zoning resolution and still exists a stable for more than five horses on the premises under appeal; and

WHEREAS, this application was granted by the board at its meeting, April 26, 1927, on certain conditions, and applicant requested a modification of the time limit imposed and an extension of time.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be restricted in height to a one-story structure above grade; that the exterior walls on the street fronts shall be finished with face brick and architectural terra cotta or stone trimmings, other than the corner occupancy, which is to be developed for store or office use, finished with plate glass show window; that the roof shall be of flat design and construction; that the northerly and westerly walls shall be unpierced throughout their entire height and length; that there shall be no signs erected on the Sedgwick avenue front other than one projecting electrically illuminated sign, indicating the name and title of business conducted on the premises; that the architect shall make a return to this board for approval of proposed design of facade; that there shall be no portable gasoline tanks operated outside the buildings; that there shall be no roof sign erected or maintained, and that all permits required shall be obtained within nine months and any work involved thereby shall be completed within eighteen months from January 26, 1928.

735-19-BZ.

APPLICANT—William J. Ryan, Inc., owner.

SUBJECT—Application for reopening—modification—re application under building zone resolution to permit in a business district the alteration and conversion of an existing three-story brick stable into a two-story and basement garage.

PREMISES AFFECTED—149-151 East 119th street, Manhattan.

APPEARANCES—

For Applicant: William J. Ryan.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(735-19-BZ)

WHEREAS, Land Estates, Inc., owner, filed, October 2, 1919, with the board of appeals, an application, under the building zone resolution, to permit in a business district the alteration and conversion of an existing three-story brick stable for more than five horses into a two-story and basement garage for more than five motor vehicles; premises 149-151 East 119th street, northeast corner of Lexington avenue and 119th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, November 18, 1919, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that both Lexington avenue and East 119th street are located in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered August 20, 1919, in acting on Alteration Application 1879-1919, reads:

"1. In a business district no building shall be structurally altered and its use changed to that of a garage—Building Zone Resolution, Article 2, Section 4.";

and
WHEREAS, the existing building is of non-fireproof construction, three stories in height, with a frontage of 60 ft. and a depth of 100 ft. 11 in., irregular, in area; occupied as a stable for more than five horses, which it is proposed to alter into a two-story and basement, non-fireproof garage building, 60 ft. by 100 ft. 11 in., irregular, in area; and

WHEREAS, there is an existing garage for more than five motor vehicles adjoining the premises in question; and

WHEREAS, a variation was granted by this board on November 18, 1919, with stipulations prohibiting entrance on Lexington avenue; and

WHEREAS, in 1927, under Alt. Plan 2177 of the bureau of buildings, permits were issued for alteration and further permits having been issued by the fire department for gasoline storage; and

WHEREAS, after work had substantially progressed, the bureau of buildings revoked the building permit on information as to the stipulations of original resolution granted in 1919 with respect to entrance on Lexington avenue; and

WHEREAS, the board deems that hardship would result in the cancellation of this permit and its prohibition, the applicant having exhausted, in accordance with the law as he understood it, all remedy for this relief and obtained the permits from the different departments having jurisdiction.

Resolved, that the board of appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that any permits necessary for the prosecution of the work shall be obtained within nine months of the date of this action, and that the building shall be completed within eighteen months of the date of this action.

490-27-BZ.

APPLICANT—William F. Doyle, for Frederick Semken, owner.

SUBJECT—Application for reopening—amendment—re application (decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner Bay 32nd street and Cropsey avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended.

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THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(490-27-BZ)

WHEREAS, William F. Doyle, for Frederick Semken, owner, filed, May 5, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Bay 32nd street and Cropsey avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 25, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cropsey avenue is in a business district, Bay 31st and Bay 32nd streets are in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered April 23, 1927 (re Order No. 941-1927), reads:

"1. A gasoline service station may not be permitted in a business district."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 60 ft. and a depth of 40 ft., upon which it is proposed to erect (at the westerly portion) a one-story office and accessory store and, also, the necessary tanks, pumps and piping for a gasoline service station; and

WHEREAS, it is proposed to locate this gasoline selling station 40 ft. westerly on the private right-of-way leading to Gravesend Bay from the westerly line of Cropsey avenue; and

WHEREAS, the board, in acting on Cal. No. 490-27-BZ, on October 25, 1927, made certain restrictions, stipulating the occupancy of the Cropsey avenue frontage for a depth of 40 ft. by a dwelling; and

WHEREAS, Cropsey avenue is proposed to be widened 40 ft., in which event no building can be erected within 40 ft. of the avenue.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the gasoline service station shall be limited to a plot with a 60 ft. frontage on the private right-of-way and 40 ft. depth, and that the gasoline station shall be set back 40 ft. westerly from the existing westerly building line of Cropsey avenue; that the exit and entrance shall be confined to the private right-of-way; there shall be no portable gasoline tanks maintained or operated from these premises, and that any permits required shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

1016-27-BZ.

APPLICANT—Arthur B. Daub, for Max Daub, owner.
SUBJECT—Application for reopening—rescindment of dismissal—re application (decision of fire commissioner) under sections 7-g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Walker boulevard and Outerbridge avenue, Richmond.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Chairman read communication from applicant; application reopened and action of board of February 7, 1928, rescinded; and action of board of April 3, 1928, reaffirmed.

CONDITIONS—As specified in resolution.

THE VOTE TO REOPEN AND CORRECT RECORDS—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1016-27-BZ)

WHEREAS, Arthur B. Daub, for Max Daub, owner, filed, September 16, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Walker boulevard and Outerbridge avenue, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 3, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Walker boulevard, Outerbridge avenue and Bridge Plaza are in business districts; and

WHEREAS, the decision of the fire commissioner, rendered August 31, 1927 (re Plan No. 2611-1927), reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals."

and

WHEREAS, it is proposed to erect a non-fireproof office, 22 ft. by 22 ft., bury two 550-gallon tanks and erect three pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed it against public interest to grant a variation for a gasoline service station, unsupported by local requirement in this virgin territory, and located at the contemplated public plaza, notwithstanding the consents by property all in one ownership amounting to 100 per cent. of the area deemed by the board to be affected, and that the consenting property should more properly apply to the Board of Estimate and Apportionment for a change of use district; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal under section 21 of the building zone resolution on the grounds of practical difficulty and unnecessary hardship; and

WHEREAS, this application was dismissed by the board at its meeting, February 7, 1928, for lack of prosecution and the board deemed that this action of dismissal should be rescinded and the action of April 3, 1928, affirmed.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

APPROVAL OF PLAN

505-27-BZ.

APPLICANT—Philip J. Sinnott, for G. & F. Improvement Corp., owner.

SUBJECT—Application for approval of plans in accordance with resolution adopted by the board on December 16, 1927.

PREMISES AFFECTED—West side of Inwood avenue, 339.51 feet north of West 170th street, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Chairman read engineer's report; engineer's report adopted and plans approved in accordance therewith.

THE VOTE TO ADOPT REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

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AREAS FIXED. (309-28-BZ)

The chairman presented and read a communication from William F. Doyle, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises 2323-2331 Flatbush avenue, 2370-2384 Utica avenue, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Utica avenue and also Flatbush avenue from a point 100 ft. south of Avenue S to a point 400 ft. north of premises in question; also both sides of Avenue S from Flatbush avenue to a point 100 ft. west of Flatbush avenue.

(299-28-BZ)

The chairman presented and read a communication from Alfred J. Boulton, requesting the board to fix an area deemed affected and within which to obtain consents to permit, partly in a business district and partly in a residence district, also in a "C" area district, the erection and maintenance of a garage for the storage of more than five motor vehicles and the omission of a rear yard required by the zone resolution; premises 186-190 Essex street, Borough of Brooklyn.

The following area was approved by the board:

"Both sides of Essex street from a point 100 ft. north of Atlantic avenue to a point 400 ft. north of the premises in question; the north side of Folsom place and the south side of Fulton street from Linwood street

to Essex street; also the east side of Linwood street from Folsom place to Fulton street.

(1123-27-BZ)

The chairman presented and read a communication from William Meyer, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a residence district the erection and maintenance of a building to be used for stores on the first story and for dwellings above; premises northwest corner of Central avenue and Meade street (68th street), Ridgewood, Borough of Queens.

The following area was approved by the board:

Both sides of Meade street (68th street) from Central avenue to Edsall avenue; also the north side of Central avenue from Meade street to a point 400 ft. east of the premises in question.

(1215-27-BZ)

The chairman presented and read a communication from Alfred J. Boulton, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 342-352 Coney Island avenue, Borough of Brooklyn.

The following area was approved by the board:

- Both sides of Coney Island avenue from Park Circle to Caton avenue.

Adjourned 4.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING TUESDAY AFTERNOON, APRIL 17, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon, with Deputy Chief Martin substituting.

PETITIONS FOR VARIATIONS

1114-27-S.

PETITIONER—William F. Doyle, for Henry Russell, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—810 Broadway, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 8, 1928, at 2 p. m., for report from fire department inspector.

502-27-S.

PETITIONER—Thomas I. Sheridan, for Stephen Realty Co., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—16-24 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: Timothy J. Healy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 8, 1928, at 2 p. m., at request of petitioner's representative.

39-28-S.

PETITIONER—DePace and Juster, for Constanzo Realty Corp., owner.

SUBJECT—Application for preferential hearing—re variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—151-153 West 46th street, Manhattan.

APPEARANCES—

For Petitioner: Anthony DePace.

For Administration: None.

ACTION OF BOARD—Request for preferential hearing denied.

THE VOTE TO GRANT EARLY HEARING—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Absent 0

1209-27-S.

PETITIONER—Patrick J. Murray, for Solomon Gensberg, owner.

SUBJECT—Application for reopening—restoration to calendar, having been previously dismissed for lack of prosecution—re variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—10 West 55th street, Manhattan.

APPEARANCES—

For Petitioner: Patrick J. Murray.

ACTION OF BOARD—Petition restored to calendar and set for hearing May 1, 1928, at 2 p. m.

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THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

246-27-S.

PETITIONER—B. Crystal & Son, owner.

SUBJECT—Application for reopening—modification—re
variation of labor law as cited in order of fire com-
missioner.

PREMISES AFFECTED—46 West street, Manhattan.

APPEARANCES—

For Petitioner: Sidney Crystal.

For Administration: Inspector Maher of fire de-
partment.

ACTION OF BOARD—Application to reopen denied.

THE VOTE—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Absent 0

311-28-S.

PETITIONER—Egan & Ittelson, for Normar Real Estate
Corp., owner.

SUBJECT—Application for early hearing—re variation of
the labor law as cited in decision of the superintend-
ent of buildings.

PREMISES AFFECTED—469-479 Seventh avenue, Man-
hattan.

APPEARANCES—

For Petitioner: R. A. Egan.

For Administration: None.

ACTION OF BOARD—Request for preferential hearing
granted. Case set for May 2, 1928, at 10 a. m.

THE VOTE TO GRANT PREFERENTIAL HEAR- ING—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

1169-27-S.

PETITIONER—Wells & Newton Co., Inc., for the P. R.
Mitchell Co., owner.

SUBJECT—Application for reopening—restoration to cal-
endar, previously dismissed for lack of prosecution
—re variation of labor law as cited in order of
the fire commissioner.

PREMISES AFFECTED—548-550 West 23rd street, Man-
hattan.

APPEARANCES—

For Petitioner: Frank J. Boylan.

ACTION OF BOARD—Petition restored to calendar and
set for hearing May 1, 1928, at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

1158-27-S.

PETITIONER—Charles Tolleris, for M. H. Rosenberg,
lessee.

SUBJECT—Variation of the labor law as cited in order
of the fire commissioner.

PREMISES AFFECTED—38-44 East 30th street (10th
story), Manhattan.

APPEARANCES—

For Petitioner: Frederick Kass.

For Administration: Inspector Maher of fire de-
partment.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Absent 0

THE RESOLUTION—

(1158-27-S)

WHEREAS, Charles Tolleris, for M. H. Rosenberg, lessee,
filed, October 26, 1927, a petition for a variation from the
requirements of the labor law, as cited in an order of the
fire commissioner, affecting premises 38-44 East 30th street
(tenth story), Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated
October 22, 1927 (Order No. 93538-LD), reads:

"1. Remove all partitions not built of incombustible
material as per Section 263 and 270 of the Labor
Law.";

and

WHEREAS, the building is fireproof, twelve stories in
height, 72 ft. 7½ in. by 93 ft. 9 in. in area; OCCUPIED:
1st story, stores; upper stories, offices, show rooms and
tenant factories (underwear), 140 persons per story;
EQUIPPED with a sprinkler system; EXITS: two in-
terior fireproof stairways, extending from the first story
to roof, enclosed in fireproof partitions with fireproof doors
at openings; and

WHEREAS, partitions not constructed of incombustible
material have been erected on the tenth story of the build-
ing; and

WHEREAS, petitioner contends that the partitions do not
interfere with the means of egress from the premises.

Resolved, that the order of the fire commissioner, be and
it hereby is affirmed, and that the petition be and it hereby
is denied.

1154-27-S.

PETITIONER—Charles Tolleris, for Manhattan Kimona
Co., lessee.

SUBJECT—Variation of the labor law as cited in order
of the fire commissioner.

PREMISES AFFECTED—38-44 East 30th street (4th
story), Manhattan.

APPEARANCES—

For Petitioner: Frederick Kass.

For Administration: Inspector Maher of fire de-
partment.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Absent 0

THE RESOLUTION—

(1154-27-S)

WHEREAS, Charles Tolleris, for Manhattan Kimona Co.,
lessee, filed, October 26, 1927, a petition for a variation
from the requirements of the labor law, as cited in an order
of the fire commissioner, affecting premises 38-44 East 30th
street (fourth story), Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated
October 22, 1927 (Order No. 89601-LD), reads:

"1. Remove all partitions not built of incombustible
material on 3rd, 4th, 6th, 8th and 9th stories as per
Sections 263, 270 of the Labor Law.";

and

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WHEREAS, the building is fireproof, twelve stories in height, 72 ft. 7½ in. by 93 ft. 9 in. in area; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and tenant factories (underwear), 140 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not constructed of incombustible materials have been erected on the fourth story of the building; and

WHEREAS, petitioner contends that the partitions do not interfere with the means of egress from the premises.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1155-27-S.

PETITIONER—Charles Tolleris, for Fischer & Co. lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—38-44 East 30th street (5th story), Manhattan.

APPEARANCES—

For Petitioner: Frederick Kass.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1155-27-S)

WHEREAS, Charles Tolleris, for Fischer & Co., lessee of fifth floor, filed, October 27, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 38-44 East 30th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 22, 1927, reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, twelve stories in height, 72 ft. 7½ in. by 93 ft. 9 in. in area; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and tenant factories (underwear), 140 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not constructed of incombustible materials have been erected on the fifth story of the premises; and

WHEREAS, petitioner contends that the partitions do not interfere with the means of egress from the premises.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and that the petition be and it hereby is *denied*.

1156-27-S.

PETITIONER—Charles Tolleris, for Gottlieb Bros., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—38-44 East 30th street (7th story), Manhattan.

APPEARANCES—

For Petitioner: Frederick Kass.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1156-27-S)

WHEREAS, Charles Tolleris, for Gottlieb Brothers, lessee, filed, October 26, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 38-44 East 30th street (seventh story), Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 22, 1927 (Order No. 93522-LD), reads:

"1. Remove all partitions not built of incombustible material as per Section 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, twelve stories in height, 72 ft. 7½ in. by 93 ft. 9 in. in area; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and tenant factories (underwear), 140 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not constructed of incombustible materials have been erected on the seventh story of the building; and

WHEREAS, petitioner contends that the partitions do not interfere with the means of egress from the premises.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1157-27-S.

PETITIONER—Charles Tolleris, for Adelstein & Messing, lessees.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—38-44 East 30th street (9th story), Manhattan.

APPEARANCES—

For Petitioner: Frederick Kass.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1157-27-S)

WHEREAS, Charles Tolleris, for Adelstein & Messing, lessee of ninth floor, filed, October 26, 1927, a petition for a variation of the labor law, as cited in an order of the fire commissioner, affecting premises 38-44 East 30th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 22, 1927, reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, twelve stories in height, 72 ft. 7½ in. by 93 ft. 9 in. in area; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and tenant factories (underwear), 140 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof

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stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not constructed of incombustible material have been erected on the ninth story of the building; and

WHEREAS, petitioner contends that the partitions do not interfere with the means of egress from the premises.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1160-27-S.

PETITIONER—United Real Estate Owners' Association for Ablemo Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—99-101 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: J. Burmeister.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE—

Affirmative 0

Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5

Absent 0

THE RESOLUTION—

(1160-27-S)

WHEREAS, United Real Estate Owners Association, for Ablemo Realty Co., Inc., owner, filed, October 28, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 99-101 Fifth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 3, 1927 (Order No. 26665-LD), reads:

"2. Remove all articles or wares from stairway enclosure or the landings, platforms or passageways connected therewith at north and south side of building, including lunch and cigar stands at 1st story as per Rule of the Board of Standards and Appeals adopted February 23, 1927.";

and

WHEREAS, the building is fireproof, eleven stories in height, 59 ft. by 100 ft. in area; OCCUPIED: 1st story, store; upper stories, tenant factories, principally neckwear, approximately 25 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there is a cigar stand located on the first story in the north stair hall and a lunch counter located on the first story in the south stair hall of the building; and

WHEREAS, petitioner contends that neither the lunch stand or the cigar stand obstruct the exits from the building.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1057-27-S.

PETITIONER—Buchman & Kahn, for M. Bomzon Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—49-53 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: John M. Montfort.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5

Absent 0

THE RESOLUTION—

(1057-27-S)

WHEREAS, Buchman & Kahn, for Bomzon Realty Corp., owner, filed, September 29, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 49-53 West 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 4, 1927 (Order No. 15536-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, sixteen stories in height, 51 ft. by 98 ft. 9 in. in area at first story and 51 ft. by 88 ft. 9 in. in area above; OCCUPIED: 1st story, store; upper stories, offices, showrooms and tenant factories (mostly millinery), approximately 60 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not constructed of incombustible materials have been erected on the fourth, fifth, sixth, eighth, ninth, tenth, eleventh, twelfth, fourteenth and sixteenth stories of the building; and

WHEREAS, petitioner contends that most of the partitions are less than 7 ft. in height and that they do not interfere with the operation of the sprinklers or with the means of egress of the premises.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1218-27-S.

PETITIONER—The Carlay, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—502-504 Metropolitan avenue, Brooklyn.

APPEARANCES—

For Petitioner: R. Mancini.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5

Absent 0

THE RESOLUTION—

(1218-27-S)

WHEREAS, The Carlay, Inc., owner, filed, November 17, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 502-504 Metropolitan avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 7, 1927, reads:

"Order No. 7805-LD:

"2. Arrange bars on windows on north, south, east and west sides of building on 1st, 2nd, 3rd and 4th stories so as to be readily movable or removable from

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both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Sec. 272 of the Labor Law.”;

and

WHEREAS, the building is non-fireproof, two stories in height at front and four stories in height at the rear, 32 ft. by 82 ft. in area; OCCUPIED by one concern for dressing and dyeing furs: 1st story, 13 persons; 2nd story, 9 persons; 3rd story, 9 persons; 4th story, 1 person; EXITS: three interior open wooden stairways, extending from the first story to top stories; a fire escape on the easterly wall of the rear section of building, having fireproof openings along the course thereof, extending from the roof to the center courtyard of the premises, with EGRESS from the termination of the fire escape by means of a door in fence leading to premises to the north; and

WHEREAS, there are windows on each story of the building covered with iron bars; and

WHEREAS, petitioner contends that a large quantity of furs are always in work on the premises; that the bars were installed to prevent theft and proposes to pivot one window in the rear wall on each story of the premises.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

1244-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Braender Syndicate, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—26-32 West 17th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1244-27-S)

WHEREAS, Groker National Fire Prevention Engineering Co., for Braender Syndicate, owner, filed, November 26, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 26-32 West 17th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 28, 1927, reads:

“Order No. 23725-LD:

“2. Remove all articles and wares from entrance hall to stairway enclosure at the west side of building, Rule 10, Board of Standards and Appeals, adopted Feb. 23, 1927 (Lunch Counter).”;

and

WHEREAS, the building is fireproof, twelve stories in height, 93 ft. 6 in. by 92 ft. in area at first story and 93 ft. 6 in. by 84 ft. in area above; OCCUPIED: 1st story, store; upper stories, tenant factories, approximately 50 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there has been installed on the first story in the entrance hall to the stairway enclosure at the west side of the building a lunch counter; and

WHEREAS, petitioner contends that the entrance hall is 8 ft. 3½ in. in width at the lunch counter and that the

counter does not obstruct the means of egress from the building.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

1260-27-S.

PETITIONER—Ellis, Aaronson & Heidrich, for Framax Realty Corp., lessee.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—125-129 West 45th street, Manhattan.

APPEARANCES—

For Petitioner: Harry Aaronson.

For Administration: None.

ACTION OF BOARD—Petition granted on condition

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1260-27-S)

WHEREAS, Ellis, Aaronson & Heidrich, for Framax Realty Corp., lessee, filed, December 1, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 125-129 West 45th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered November 25, 1927 (re N. B. App. 425-1927), reads:

“8. Lights in windows may not exceed 720 sq. inches. Sec. 264-7 L. L. and Rule 503 Industrial Code.”;

and

WHEREAS, the building is fireproof, fifteen stories in height, 57 ft. 6 in. by 82 ft. in area at first story and 57 ft. 6 in. by 73 ft. 9 in. in area above; OCCUPIED for offices and 25 per cent. manufacturing, not more than 80 persons on a story; EXITS: a fire tower, an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use plate glass ¼ inch in thickness in windows at front, the maximum size on first story, 7 ft. 10 in. by 4 ft. 6 in.; second story, 7 ft. 4 in. by 7 ft. 6 in., and at third story, 3 ft. 8½ in. by 4 ft. in approved metal frames; and

WHEREAS, the petitioner claims that to divide the glass in smaller lights would detract from the architectural appearance of the building; also, that in all other respects the building will be erected strictly in conformity with the labor law.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the three lower stories on the street front, on condition that all openings shall be equipped with approved metal frames and sash, glazed with one-quarter inch polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

1040-27-S.

PETITIONER—Sigmund Schuler, for United Cigar Stores Co. of America, lessee.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—173 Bowery and 1-5 Delancey street, Manhattan.

APPEARANCES—

For Petitioner: Sigmund Schuler.

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For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1040-27-S)

WHEREAS, Sigmund Schuler, for United Cigar Stores Company of America, lessee, filed, September 22, 1927, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 173 Bowery, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated August 6, 1927, read:

"Order No. 25255-LD:

"1. Provide exit signs, letters to be at least 8 inches in height at all means of egress with a red light over all such exits for use in time of darkness as per Section 272 of the labor law.";

and

"Order No. 25256-LD:

"1. Provide an outside iron balcony fire escape on the west side of building with balconies 4 feet in width connected by stairways not less than 22 inches wide, placed at an incline of not more than 45 degrees, extending from the ground to the highest story, constructed as per Section 273 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with section 271 of the Labor Law.

"2. Arrange the fire escape on the east side of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals.

"Note: Among defects noted are the following:

"Windows on course not fireproof, self-closing.

"No counterbalanced stairway from lowest balcony to ground.

"Rails around balconies and well-hole not three feet high.

"No 2 foot by 6 foot fireproof door leading to balconies provided.

"No steps to sill provided.";

and

WHEREAS, the building is non-fireproof, four stories in height, 20 ft. 1 in. by 125 ft. 6 in. in area on the first story and 20 ft. 1 in. by 115 ft. in area above; OCCUPIED: cellar, storage; 1st story, stores, 10 persons; 2nd story, offices and studios, 10 persons; 3rd story, offices and union rooms, 10 persons; 4th story, studios and living quarters for the janitors, 8 persons; the means of EGRESS consist of an interior stairway, extending from the first story to the roof and partly enclosed in fireproof partitions with wood doors at the openings; a fire escape on the easterly side of the building with balcony and 45-degree stairs with landing on extension roof from second story with gooseneck ladder to roof and drop ladder from extension roof to the street.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 1, of Order No. 25256-LD, on condition that a balcony fire escape with 60-degree connecting stairs and counterbalanced drop ladder in guides to street shall be provided on the Delancey street front, on each section of the building, east and west of the main stairs, embracing not less than two windows with non-fireproof openings along the

course thereof; granted, as to Item 2, on condition that a counterbalanced drop ladder is provided from lowest balcony to street; and that the petition as to Item 1, of Order No. 25255-LD, be and it hereby is denied.

1136-27-S.

PETITIONER—Samuel Rosenblum, for Nathan Brender, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—27 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Deputy	
Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(1136-27-S)

WHEREAS, Samuel Rosenblum, for Nathan Brender, lessee, filed, October 22, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 27 West 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 18, 1927 (Order No. 20967-LD), reads:

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals. * * *

"Among the defects noted are the following: No fireproof passageway from termination to street. Height of balconies not 4' 6".

"2. Enclose the interior stairway at west side of building serving as a required means of exit and the landings, platforms and passageways connecting therewith on all sides with partitions of fire-resisting material extending continuously from the cellar to 3' above the roof constructed as per Section 271 of the Labor Law.

"3. Provide an additional means of exit from 1st story remote from present exit. Sec. 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, six stories (70 ft.) in height, 22 ft. by 98 ft. 9 in. in area at first story and 22 ft. by 73 ft. in area above; OCCUPIED: 1st story, store (beads), 6 persons, 2nd story, jobber of hats, 5 persons; 3rd story, manufacture of hats, 6 persons; 4th story, manufacture of hats, 10 persons; 5th story, manufacture of jewelry, 13 persons; 6th story, manufacture of hats, 7 persons; 41 persons above the first story; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in wood lath and plaster partitions with wooden doors at openings; a fire escape on the rear of the building having fireproof openings along the course thereof, extending from the top story to the roof of the first story extension, with EGRESS from the termination of the fire escape by means of a connection at the rear of the extension roof leading to a balcony on the one-story extension of the building to the east; this balcony being part of the fire escape on the building to the east; ROOFS of adjoining buildings: to west, 12 stories higher; to east, 3 stories higher; and

WHEREAS, petitioner has amended his papers under date of April 14, 1928, to omit the occupancy of the pent house

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or sixth story and maintain same vacant, and to maintain total occupancy of the premises so there shall be no more than twenty-five persons above the second story.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item 1, only so far as it affects egress from the termination of the fire escape at the second story level, *on condition* that the entire ceiling of the extension shall be fire-retarded; that the mutual exchange of the owner to the east for egress through adjoining premises shall be maintained and filed with the fire department; *granted*, as to Item 3, *on condition* that a 60-degree iron ladder with solid treads shall be provided along the rear wall on the inside of building, first story, with egress to the roof of extension by counter-balanced scuttle or bulkhead, with egress therefrom by means of the fire escape provided for in Item 1; that the building shall be not increased in height or area; that this variation is granted so long as conditions as to occupancy and use remain unchanged, and *denied* as to Item 2.

1222-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Continental Baking Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—499-507 Carroll street and 530-550 President street, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1222-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Continental Baking Co., Inc., filed, November 18, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 499-507 Carroll street and 530-550 President street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 3, 1927 (Order No. 22226-LD), reads:

"1. Provide an additional means of exit from 2nd story of building, northwest corner on President Street, as per Rule 8, Board of Standards and Appeals, adopted Feb. 23, 1927.

"3. Provide an additional means of exit from 2nd and 3rd stories of three story building, southeast corner of building, as per Section 271 of the Labor Law.

"4. Provide an additional means of exit from the northwest corner of cellar (remote from present exit), as per Sec. 271 of the Labor Law.

"5. Enclose all interior stairways with partitions of fire resisting material, said enclosure to extend from floor of 1st story to the underside of the 2nd story as per Rules 7 and 9 Board of Standards and Appeals adopted Feb. 23, 1927."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 200 ft. on President street, 100 ft. on Carroll street and a depth of 200 ft., upon which are located two non-fireproof interconnected buildings; the westerly building being three stories and basement in height and 121 ft. by 100 ft. in area; the easterly building being two stories and basement in height and 79 ft. by 200 ft. in area;

OCCUPIED as a bakery: basement, storage and baking, 18 persons; 1st story, office, shipping and wagon storage, 14 persons; 2nd story, stable, storage and mixing dough, 9 persons; 3rd story, carpenter shop, 2 persons; EQUIPPED with a sprinkler system; EXITS: three-story building, two interior wooden stairways, one extending from the basement to top story and one extending from the first to top story, enclosed in wood board partitions with wooden doors at openings; two-story building, an open wooden stairway, extending from the first to second story; a fire escape on the President street front of the three-story building, with unprotected openings along the course thereof, extending from the top story balcony to street; and

WHEREAS, petitioner proposes, as to Item 1, to provide on the second story of the building and near the President street front, an opening in the partition wall between the flour room and the stable; as to Item 3, claims that order affects only a small section of building on Carroll street front, the second and third stories of which are not used; as to Item 4, claims there are two means of exit from cellar, one being the interior stairway and the other a doorway with steps up to same, which leads directly to open driveway; as to Item 5, claims rule 6 of rules of board exempt building from enclosure of stairway.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Items 3 and 5, *on condition* that there shall be no gasoline-driven vehicles stored, temporarily or otherwise, on these premises, and that the petition be and it hereby is *denied* in all other respects.

978-27-S.

PETITIONER—Kramer & Kleinfeld, substituted on behalf of Commercial Outfitting Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner and decision of superintendent of buildings.

PREMISES AFFECTED—27 East Broadway, Manhattan.

APPEARANCES—

For Petitioner: Philip M. Kleinfeld.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(978-27-S)

WHEREAS, Kramer & Kleinfeld, substituted on behalf of Commercial Outfitting Co., owner, filed, September 6, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner and decision of the superintendent of buildings, affecting premises 27 East Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated September 6, 1927, reads:

"Order No. 13904-LD:

"1. Discontinue the use of the above premises for factory purposes for the reason that same does not conform to Section 270 of the Labor Law. Among the defects noted are the following:

"1. Building not fireproof.

"2. Fire escape cannot be accepted as a second means of exit."

and

WHEREAS, the decision of the superintendent of buildings, rendered July 8, 1927, reads:

"Relative to your application for Certificate of Occupancy for the above building we beg to state that application is disapproved for the reason that the building

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must be of fireproof construction for the occupancy asked for.”;

and

WHEREAS, the building is non-fireproof, seven stories in height, 25 ft. by 100 ft. in area at first story and 25 ft. by 90 ft. in area above; OCCUPIED: 1st story, clothing store; 2nd story, showroom for clothing, 7 persons; 3rd story, showroom for clothing, 7 persons; 4th story, offices and manufacture of clothing, 15 persons; 5th story, showroom for clothing, 6 persons; 6th story, showroom for clothing, 2 persons; 7th story, offices, 25 persons; 62 persons above the first story; EXITS: an interior iron stairway, extending from the first story to roof, enclosed in fireproof partitions with metal-covered wood doors at openings; a fire escape on the rear of the building having non-fireproof openings along the course thereof, extending from the top story balcony to the roof of the first story extension, with EGRESS from the roof of the extension by means of a sliding drop ladder to the yard of the premises to the east, thence by passageway in building to the east to street; ROOFS of adjoining buildings: to east, 21 ft. lower; to west, 25 ft. lower; and

WHEREAS, petitioner contends that the only manufacturing done in the building is on the fourth story, where fifteen persons are engaged at tailoring, busheling and altering garments which are sold on the premises and requests the acceptance of the existing means of egress; and

WHEREAS, a transcript of the records of the labor department, dated 1916, on file in the fire department, disclosed this as an existing premises; and

WHEREAS, the building has been extensively altered since its acceptance as a factory building by the fire department.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that the mercantile industrial work and operation in this building shall be restricted to the fourth story and limited to the adjustment, alteration and minor repairs of merchandise purchased on the premises, the occupancy not to exceed five persons so engaged, so long as the building is operated in single tenancy and use; that a secondary means of exit shall be provided with variation only as to egress from the termination of the fire escape by means of a gooseneck ladder from the roof of the first story extension to the adjoining premises to the east.

851-27-S.

PETITIONER—Samuel Rosenblum, substituted for George M. Wood, for Hechwil Realty Corp., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—161-165 Perry street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(851-27-S)

WHEREAS, Samuel Rosenblum, substituted for George M. Wood, for Hechwil Realty Corp., lessee, filed, July 26, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 161-165 Perry street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 19, 1927 (Order No. 11818-LD), reads:

“1. Comply with Calendar No. 1259-18-S of the Board of Standards and Appeals adopted July 23, 1918,

re: to be relieved of re-arranging the fire escape at northwest corner of building, premises 161-165 Perry Street, Manhattan, and whereas it appears that the area in first story and 66 feet by 90 feet above that there is an interior fireproof stairway extending from first to sixth story, enclosed in fireproof partitions with fire doors at openings, that there is a rear sub-standard fire escape, with counterweighted drop ladder from second story balcony to yard of adjoining building at rear; that the building is provided with an interior fire alarm signal system; that the building is occupied for grocery and wine storage, with a machine works in fifth story with not more than forty-five persons employed above the first story any;

OR

“2. Arrange the fire escape on the north side of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of Labor Law.

“SEE NOTE.

“NOTE—Among the defects noted are the following: Rusted—requires painting, No fireproof passageway from termination to street. No stairway to roof. Doors and windows on course defective, rusted and not self-closing.”;

and

WHEREAS, the building is fireproof, six stories in height, 66 ft. 3 in. by 100 ft. 3 in. in area at first story and 66 ft. 3 in. by 92 ft. in area above; OCCUPIED: 1st story, shipping; 2nd story, manufacturing hat boxes, 50 persons; 3rd story, manufacturing garment bags, 20 persons; 4th story, manufacturing batteries, 16 persons; 5th story, manufacturing batteries, 18 persons; 6th story, storage of denatured alcohol, 2 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an interior fireproof stairway, extending from the first story to top story, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building having fireproof openings along the course thereof, extending from the second story to top story; a gooseneck ladder to roof and a counterbalanced stairway from the second story balcony extended to yard of adjoining premises at north, thence through the premises to the street; ROOFS of adjoining building: two stories lower at west; two stories higher at east; and

WHEREAS, the petitioner claims that direct egress may be had from foot of rear fire escapes to yard of premises adjoining at north and through hall of a three-story residence to the street (a copy of consent, signed by the owner of the adjoining premises at north is filed in the case); that there is no safe means of egress from the roof; furthermore, the petitioner contends that the occupancy does not exceed the capacity of interior stairs with the sprinkler allowance.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the fire escape, on condition that a counterbalanced stairs shall be provided from the lowest balcony at second story level to the yard of the premises to the rear, 362 West 11th street, with egress therefrom through premises 362 and 364 West 11th street, direct to the street; that written consent of the owner of the premises to the rear shall be filed with the fire department, and that the order shall be complied with in all other respects.

APPROVAL OF PLAN

860-27-S.

PETITIONER—William F. Doyle, for Saks Realty Corp., owner.

MINUTES

SUBJECT—Application for approval of plans—re variation of labor law as cited in orders of fire commissioner, granted by board January 31, 1928.

PREMISES AFFECTED—1293-1311 Broadway, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

ACTION OF BOARD—Report of engineer adopted and plans approved as in accordance with resolution.

THE VOTE TO ADOPT ENGINEER'S REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

APPLIANCES SUBMITTED FOR APPROVAL.

1151-27-SA.

PETITIONER—W. D. Allen Mfg. Co.

SUBJECT—Allen 2½-inch Angle Valve, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 22, 1928, at 2 p. m., subject to report by fire department.

1307-27-SA.

PETITIONER—Akron Brass Mfg. Co. of N. Y., Inc.

SUBJECT—A B C Angle Hose Valve, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on Reserve Calendar.

810-27-SA.

PETITIONER—S. F. Bowser & Co., Inc.

SUBJECT—Bowser Fig. 718 Fuel Oil Pump—approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

1346-23-SA.

PETITIONER—New York Combustion Company.

SUBJECT—Approval of Heatiator oil burner.

APPEARANCES—None.

ACTION OF BOARD—Chairman read committee's report; report adopted, and petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE DEVICE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(1346-23-SA)

WHEREAS, the New York Combustion Co. filed, November 21, 1923, a petition with the board of standards and appeals for approval of their device known as the Heatiator Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 138 West avenue, Long Island City, Borough of Queens, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the device known as the Heatiator Oil Burner for use with Grade A and Grade B fuel oil in domestic installations where installed and operated in compliance with the fuel oil rules governing such installation.

1034-27-SA.

PETITIONER—The Lawrence May Oil Burner Co.

SUBJECT—The Lawrence May Oil Burner—approval of.

APPEARANCES—None.

ACTION OF BOARD—Chairman read committee's report; report adopted, and petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(1034-27-SA)

WHEREAS, the Lawrence May Oil Burner Co. filed, September 21, 1927, a petition with the board of standards and appeals for approval of their device known as the Lawrence May Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 52-20 Skillman avenue, Woodside, Borough of Queens, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the device known as the Lawrence May Oil Burner for use with Grade A and Grade B fuel oil in domestic and commercial installations, where installed and operated in compliance with the fuel oil rules governing such installation.

1071-27-SA.

PETITIONER—William F. Regan, for New Process Heating Corp.

SUBJECT—New Process Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Chairman read committee's report; report adopted, and petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE DEVICE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(1071-27-SA)

WHEREAS, William F. Regan, for the New Process Heating Corp., filed, October 3, 1927, a petition with the board of standards and appeals for approval of their device known as the New Process Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 8514 106th street, Richmond Hill, Borough of Queens, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the device known as the New Process Oil Burner for use with Grade A and Grade B fuel oil in domestic and commercial installations where installed and operated in compliance with the fuel oil rules governing such installation.

56-27-SA.

PETITIONER—Security Oil Burner Co.

SUBJECT—Security Automatic Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Chairman read committee's report; report adopted, and petition approved.

MINUTES

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE DEVICE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(56-28-SA)

WHEREAS, the Security Oil Burner Corp. filed, January 19, 1928, a petition with the board of standards and appeals for approval of their device known as the Security Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 33-36 161st street, Flushing, Borough of Queens, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the device known as the Security Oil Burner for use with Grade A and Grade B fuel oil in domestic and commercial installations where installed and operated in compliance with the fuel oil rules governing such installation.

65-28-SA.

PETITIONER—Maxwell Reid, for Alexander Oil Burner Corp., owner.

SUBJECT—Alexander Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Chairman read committee's report; report adopted, and petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE DEVICE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(65-28-SA)

WHEREAS, Maxwell Reid, for Alexander Oil Burner Corp., filed, January 24, 1928, a petition with the board of standards and appeals for approval of their device known as the Alexander Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 108 St. Edwards street, Borough of Brooklyn, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the device known as the Alexander Oil Burner for use with Grade A and Grade B fuel oil in domestic and commercial installations where installed and operated in compliance with the fuel oil rules governing such installation.

618-27-SA.

PETITIONER—M. Stuhler & Co.

SUBJECT—Stuhler Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Chairman read committee's report; report adopted, and petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE DEVICE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and
Deputy Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(618-27-SA)

WHEREAS, M. Stuhler & Co. filed, May 31, 1927, a petition with the board of standards and appeals for approval of their device known as the Stuhler Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 32 Pettit street, Elmhurst, Borough of Queens, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the device known as the Stuhler Oil Burner for use with Grade A and Grade B fuel oil in domestic and commercial installations where installed and operated in compliance with the fuel oil rules governing such installation.

1259-27-SA.

PETITIONER—John J. Gilmartin, for Pioneer Automatic Oil Burner, Inc., owner.

SUBJECT—Pioneer Automatic Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Chairman read committee's report; report adopted, and petition approved.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND APPROVE DEVICE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and
Deputy Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(1259-27-SA)

WHEREAS, John J. Gilmartin, for Pioneer Automatic Oil Burner, filed, December 1, 1927, a petition with the board of standards and appeals for approval of their device known as the Pioneer Automatic Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 1251 East 39th street, Borough of Brooklyn, and recommends the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the device known as the Pioneer Automatic Oil Burner for use with Grade A and Grade B fuel oil in domestic and commercial installations where installed and operated in compliance with the fuel oil rules governing such installation.

Adjourned 6.10 p. m.

WILLIAM J. O'GORMAN, Secretary.

CONCRETE RULES

USE OF HYDRATED LIME IN CONCRETE.

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

MINUTES

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, March 13, 1928, as they appeared in Bulletin No. 12, Vol. XIII, are hereby corrected to read as follows:

1053-27-BZ.

APPLICANT—William F. Doyle, substituted for Henry J. Nurick, for Clarog Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7a and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—665-687 Rogers avenue and 208-222 Clarkson avenue, Brooklyn.

* Correction—Commissioner Connell substituted for Guilfoyle in the negative and Guilfoyle for Connell in the affirmative, first vote.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Harry G. Fromberg, Leonard Bronner, George R. Holahan, Henry Rohe and Mr. Leonard.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Guilfoyle and Holland..... 3
Negative: Commissioner Connell..... 1
Absent: Chief Kenlon..... 1

LAI D OVER TO AFTERNOON SESSION FOR A FULL VOTE:

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative: Commissioner Connell..... 1
Absent 0

MINUTES

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, April 3, 1928, as they appeared in Bulletin No. 15, Vol. XIII, are hereby corrected to read as follows:

936-27-BZ.

APPLICANT—Philip J. Sinnott, for Benjamin Siegel, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Fiske avenue and Queens boulevard, Winfield, Queens.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: George P. Heinberger, Adrian Kenk and Joseph Rodelli.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1
Negative: Chairman Walsh, Commissioners Connell and Holland..... 3
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(936-27-BZ)

WHEREAS, Philip J. Sinnott, for Benjamin Siegel, owner, filed, August 19, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Fiske avenue and Queens boulevard, Winfield, Borough of Queens; and

WHEREAS, a public hearing was held on this application

* Correction—Words superintendent of buildings in line 27 and line 41 of resolution changed to fire commissioner.

by the board of standards and appeals, at its regular meeting, April 3, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Queens boulevard is in a business district; Fiske avenue, north of Queens boulevard, is in a business district; Fiske avenue, south of Queens boulevard, east side, from 47th avenue to a point 100 ft. south of Queens boulevard, is in an unrestricted district; Fiske avenue, south of Queens boulevard, west side, between a point 100 ft. north of 47th avenue and a point 100 ft. south of Queens boulevard, is in an unrestricted district; 47th street, east of Fiske avenue, north side, is in an unrestricted district; 47th street, east of Fiske avenue, south side, from Fiske avenue to a point 100 ft. east, is in a business district; 47th street, east of Fiske avenue, south side, east of a point 100 ft. east of Fiske avenue, is in an unrestricted district, and 47th street, west of Fiske avenue, is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered December 3, 1927 (re App. No. 4336-1926), reads:

"1. A gasoline service station may not be permitted in a business district.";

and
WHEREAS, the premises consist of an irregular-shaped plot of ground having a frontage of 67.12 ft. on Queens boulevard and 73.25 ft. on Fiske avenue, upon which it is proposed to erect a one-story office, 15 ft. by 20 ft. in area, and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and the application be and it hereby is denied.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

APPLIANCES

FUEL OIL PUMPS

Approved by the Board of Standards and Appeals

<i>Name of Pump</i>	<i>Calendar No.</i>	<i>Name of Pump</i>	<i>Calendar No.</i>
American Marsh Duplex.....	638-25-SA	Marsh Fuel Oil Pump.....	1050-23-SA
American Marsh Simplex.....	639-25-SA	McGowan Horizontal Duplex Fuel Oil Pump..	936-23-SA
Ballard Duplex Electric Driven Pump Set....	1413-22-SA	M. D. Rotary.....	52-27-SA
Beach Russ Co. Rotary.....	1134-22-SA	Milwaukee Piston Rotating Port Pump.....	763-25-SA
Blackmer Rotary.....	935-24-SA	Monroe Oil Pump.....	658-26-SA
Blake & Knowles Horizontal Simplex Piston Pattern Pump.....	372-21-SA	Northern Rotary.....	1396-24-SA
Century Rotary.....	908-21-SA	Quimby Screw Pump.....	1193-21-SA
Cook Electric Oil Pump.....	603-25-SA	Ray Rotary.....	588-25-SA
Davidson	590-21-SA	Rotary Pressure Pump.....	1060-25-SA
Dean Bros. Durable Duple.....	840-22-SA	Rotary Vacuum Pump.....	513-25-SA
Deming Double Oscillating Force Pump.....	458-27-SA	Tate-Jones	492-21-SA
Enterprise Oil Pump.....	11-28-SA	Teesdale Automatic Booster Fuel Oil Pump..	1279-25-SA
Exeter Rotary.....	507-22-SA	Viking	438-21-SA
Gould Hand Rotary.....	1133-25-SA	Warren Oil Pump.....	1169-23-SA
Gould Triplex Plunger.....	257-22-SA	Worthington Duplex Double-Acting Steam Pump	184-22-SA
Kinney Rotating Plunger Pump.....	503-24-SA	Worthington Show Model Duplex.....	194-24-SA
Leiman Rotary.....	95-24-SA		

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

<i>Name of Burner</i>	<i>Calendar No.</i>	<i>Name of Burner</i>	<i>Calendar No.</i>
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*May Oil Burner.....	68-24-SA
*Arcoil Heat Machine.....	632-26-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	*Morrissey Oil Burner.....	673-27-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
Ballard Automatic Oil Burner.....	1363-23-SA	Morse Fan Tail Type Steam Atomizing Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Staples & Pfeiffer Steam Atomizing High Pressure Burner.....	1414-22-SA	*Moussette Oil Burner.....	887-25-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*National Rotary Oil Burner.....	836-25-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	*Nokol Automatic Heater.....	1078-24-SA
*Berggren Oil Burner.....	764-26-SA	North American Low Pressure Oil Burner..	792-26-SA
Best Calorex Burner.....	1464-21-SA	*Nu-Way Oil Burner.....	773-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Orr Fuel Oil Burner.....	113-26-SA
*Caloril Burner—Type AA.....	1361-24-SA	*Paramount Oil Burner.....	1193-25-SA
Coen Mechanical Oil Burner.....	942-21-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	Peabody-Fisher Wide Range Mechanical Oil Burner	644-21-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Petro Domestic Burner.....	161-26-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	Petro Mechanical Burner and Air Register..	735-24-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Doherty Oil Burner.....	943-26-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Eisler Automatic Oil Burner.....	481-27-SA	*Rayfield Oil Burner.....	504-26-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Ray Rotary Fuel Oil.....	504-23-SA
Enco Burner.....	1414-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enterprise Rotary Fuel Oil Burner.....	1149-27-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulse Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gem Fuel Oil Burner.....	111-26-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Gill Oil Burner.....	1231-23-SA	Steam Oil Burner.....	183-22-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	*Summerheat Oil Burner.....	581-26-SA
*Gulf Oil Burner.....	382-26-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
Hammel Oil Burner.....	1278-21-SA	Surface Combustion Low Pressure Burner..	92-23-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Hart Automatic Oil Burner.....	1162-24-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Hauck Venturi Low Pressure Oil Burner....	88-27-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
Holby Oil Burner.....	328-27-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*Homer Domestic Oil Burner.....	1211-25-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
*International Oil Burner.....	1305-24-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	*Vesta Oil Burner.....	451-26-SA
Joyce Oil Burner.....	852-26-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
*K. F. C. Oil Burner.....	846-25-SA	*Williams Oil-o-matic Fuel Oil Burner.....	915-22-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Winslow Industrial Burner.....	19-25-SA
Lientz Oil Burner.....	155-20-SA		

* Used mainly in domestic installations.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
- 1372-21-SA—Ford Fire Line Reducing Valve, approval of.
- 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1106-25-SA—Modern Oil Burner, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.

- 1264-25-SA—Koerting Gear Pump, approval of.
- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 418-26-SA—Film Inspection Machine (approved type), approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
- 950-26-SA—Ideal Fuel Oil Burner, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
- 900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
- 1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.
- 1071-27-SA—New Process Oil Burner, approval of.
- 1094-27-SA—Fluid Heat Domestic Fuel Oil Burner, Type O, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
- 1259-27-SA—Pioneer Automatic Oil Burner, approval of.
- 1290-27-SA—Edwards Tank Sentinel, approval of.
- 1307-27-SA—A. B. C. Angle Hose Valve, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 304-28-SA—Crocker 2½-Inch Angle Hose Valve, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	48
Cases filed up to April 18, 1928.....	360	Dismissed	32
Restored to calendar.....	33	Denied	106
		Granted	2
		Granted on condition.....	176
		Appliances approved.....	21
		Appliances dismissed, disapproved or withdrawn....	11
		Rules approved.....	1
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	78	Requests to reopen granted.....	66
Requests to amend.....	15	Requests to reopen denied.....	11
Requests for modification.....	6	Requests to amend granted.....	15
Requests to rescind.....	2	Requests to amend denied.....	0
Requests for extension of time.....	17	Requests for modification granted.....	3
Requests for extension of permit.....	2	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	2
Requests for approval of plans.....	10	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	15
Requests for interpretation.....	1	Requests for extension of time denied.....	2
Total	1193	Requests for extension of permit granted.....	1
Disposed of.....	528	Requests for extension of permit denied.....	1
Cases pending April 18, 1928.....	665	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	9
		Plans disapproved.....	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	1
		Requests withdrawn or dismissed.....	1
		Total	528

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 18

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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JAMES P. HOLLAND

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CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Notices in Building Zone Cases.

Minutes of Special Meeting, April 20, 1928, 10 a. m.

Minutes of Special Meeting, April 20, 1928, 2 p. m.

Minutes of Regular Meeting, April 24, 1928, 10 a. m.

Minutes of Regular Meeting, April 24, 1928, 2 p. m.

Concrete Flat Slabs, Rules.

Reserve Calendar.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, May 1, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, May 8, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to April 25, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
395-28-BZ.....	F.D.....	1139 Prospect ave., Bklyn., Alt. 1049-28
394-28-BZ.....	F.D.....	15-02 Utopia Parkway, White- stone, Q., Alt. 763-28
393-28-BZ.....	B.B.B....	404 13th st., Bklyn., Applic. 4613-27
392-28-BZ.....	F.D.....	Northeast corner of Cross Island blvd. & Hollis ave., Bellaire, Q., Alt. 155-28
391-28-S.....	F.D.....	Foot of Montague st., Ware- house No. 57, Bklyn., L. D. 34289
390-28-A.....	F.D.....	210 Furman st., Bklyn., F-33979
389-28-BZ.....	F.D.....	2385-2393 Utica ave., Bklyn., Alt. 614-28
388-28-S.....	F.D.....	562 Fifth ave., Man., Alt. 340-28
387-28-BZ.....	F.D.....	1445-1455 E. 29th st., Bklyn., Alt. 684-28
386-28-BZ.....	F.D.....	West side of Flatbush ave., 120 ft. south of Avenue R, Bklyn., Alt. 685-28
385-28-A.....	F.D.....	15 E. 31st st., Man., F-32925
384-28-BZ.....	B.B.Q....	2737 27th st. (20 Cooper st.) Astoria, Q., Alt. 1080-28
383-28-S.....	F.D.....	205 E. 60th st., Man., L. D. 31738
382-28-BZ.....	F.D.....	22601-22605 Northern blvd. (Jackson ave.), Bayside, Q., Alt. 3506-27
381-28-A.....	F.D.....	7 Great Jones st., Man., F-22668
380-28-S.....	B.B.Bx...	700-728 Brook ave., Bx., N. B. 474-27
379-28-A.....	F.D.....	1556-1560 Broadway, Man., L. D. 21538
378-28-BZ.....	B.B.Q....	109 Northern blvd., Corona, Q., N. B. 1155-28
377-28-BZ.....	F.D.....	998 Sound View ave., Bx., Alt. 862-28
376-28-S.....	F.D.....	38-40 W. 15th st., Man., L. D. 27542
375-28-A.....	F.D.....	447-457 Sutter ave., Bklyn., F-31751
374-28-A.....	F.D.....	155 Perry st., Man., L. C. 41093
373-28-A.....	F.D.....	305-307 E. 61st st., Man., F-17527
372-28-A.....	F.D.....	373 Pearl st., Bklyn., Alt. 428-28
371-28-BZ.....	T.H.D....	214-230 85th st., Bklyn., N. B. 190-28
370-28-BZ.....	T.H.D....	213-225 86th st., Bklyn., N. B. 191-28
369-28-BZ.....	B.B.Bx...	110-118 E. 157th st., Bx., N. B. 218-28

368-28-A.....	F.D.....	61 Second ave., Man., Alt. 697-28
367-28-A.....	F.D.....	416-418 W. 42nd st., Man., Alt. 3552-27
366-28-A.....	F.D.....	2865 Claflin ave., Bx., Alt. 346-28
365-28-A.....	B.B.M....	50 W. 57th st., Man., N. B. 537-26
364-28-BZ.....	B.B.B....	5720-28 Kings Highway, Bklyn., Applic. 18282-27
363-28-S.....	F.D.....	58-60 W. 40th st. (15th & 16th floors), Man., L. D. 22735
362-28-BZ	T.H.D. & B.B.Bx.	2665 Grand Concourse, Bx., Alt. 3-1928 T.H.D. and Alt. 8-1928 B.B.Bx.
361-28-BZ.....	B.B.M....	341 Lexington ave., Man., Alt. 2343-27

Restored to Calendar.

1134-27-S.....	F.D.....	245-249 W. 27th st., Man., L. D. 17697
484-27-A.....	F.D.....	1015 Boulevard, Astoria, Q., L. F. 7985, F-7967 and F-7962

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR TUESDAY, MAY 1, 1928, 2 P. M.

Building Zone Cases.

1275-27-BZ.	APPLICANT—Frank W. Fitzpatrick, for Western District Cleaners and Dyers, owner.
PREMISES—132-136 Academy street, Long Island City, Borough of Queens.	APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the maintenance of a dry cleaning establishment.
1311-27-BZ.	APPLICANT—Far Flung Realities, Inc., owner.
PREMISES—69-73 East 77th street, Manhattan.	APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a one and one-half times height district the erection and maintenance of the street wall in excess of the height permitted under the zone resolution.
538-27-BZ.	APPLICANT—William F. Doyle, for Manufacturers Trust Co., owner.
PREMISES—481-497 Eighth avenue, 301-307 West 34th street and 306-320 West 35th street, Manhattan.	APPLICATION, under section 21 of the building zone resolution (reopened to modify),

CALENDAR

TO PERMIT in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

MAY 1, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1287-27-A—59-61 Wall street, Manhattan.
- 1288-27-A—575 Columbia street, Brooklyn.
- 1245-27-A—526 Columbia street, Brooklyn.
- 1258-27-A—498 Broome street, Manhattan.
- 1284-27-A—52-56 Cedar street, Manhattan.
- 1295-27-A—239-245 Hamilton avenue, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 1, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1081-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Henry Felsenstein, on behalf of William T. Parker and Margaret Parker Bracken, owners, to permit in a residence and "C" area district the alteration and extension in height and area of an existing garage for the storage of more than five (5) motor vehicles; also the omission of the rear yard required under the building zone resolution; premises 2042-2044 Ocean avenue, Brooklyn.

CAL. NO. 1103-27-BZ—Application, October 11, 1927, under section 21 of the building zone resolution, of William Domroe and Philip J. Sinnott, applicants, on behalf of Thomas J. Burnett, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station; premises 105-113 Northern boulevard, south side of Northern boulevard, 187 ft. east of Main street, Flushing, Borough of Queens.

CAL. NO. 1174-27-BZ—Application, November 2, 1927, under section 21 of the building zone resolution, of Joseph A. Cox, applicant, on behalf of Mero Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 679-687 Utica avenue, northeast corner of Clarkson avenue, Brooklyn.

CAL. NO. 1203-27-BZ—Application, November 14, 1927, under section 21 of the building zone resolution, of Edward S. Shepherd, applicant and owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises 8711 Canarsie lane, northeast corner of Yarkens Hook road, Brooklyn.

CAL. NO. 1249-27-BZ—Application, November 29, 1927, under section 21 of the building zone resolution,

tion, of A. J. Simberg, applicant, on behalf of Plandwell Construction Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1403-1407 Boston road, north side of Boston road, 25 ft. west of Prospect avenue, The Bronx.

CAL. NO. 228-27-BZ—Application, March 4, 1927, under section 21 of the building zone resolution, of Thomas J. Higgins, applicant, substituted for Philip J. Sinnott, on behalf of Grace Neiderstein, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 14-30 Empire boulevard, south side of Empire boulevard, 93 ft. east of Flatbush avenue, Brooklyn.

CAL. NO. 1084-27-BZ—Application, October 5, 1927, under section 21 of the building zone resolution, of James H. Manney, applicant, on behalf of Robert Goelet, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 425 Edgecombe avenue, Manhattan.

CAL. NO. 1137-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Egan & Ittelson, applicants, on behalf of Bingham Holding Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1731-1741 Jerome avenue, west side of Jerome avenue, 163 ft. south of West 176th street, The Bronx.

CAL. NO. 1163-27-BZ—Application, October 28, 1927, under section 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Danwall Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2985-2995 Avenue S, northwest corner of Gerritsen avenue, Brooklyn.

CAL. NO. 1250-27-BZ—Application, November 29, 1927, under section 21 of the building zone resolution, of Louis I. Sieven, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises south side of Fort Hamilton Parkway, 225 ft. west of Chester street, Brooklyn.

CAL. NO. 16-28-BZ—Application, January 9, 1928, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Mollie Rubin, owner, to permit in a residence district the erection and maintenance of an apartment house with store occupancies on the first story; premises southwest corner of Shakespeare avenue and Anderson avenue, The Bronx.

CAL. NO. 85-28-BZ—Application, January 30, 1928, under section 21 of the building zone resolution,

CALENDAR

tion, of William F. Doyle, applicant, on behalf of Louis Security Co., owner, to permit in a one and one-half times height district the erection and maintenance of the street wall in excess of the height permitted under the zone resolution; premises 576-582 Eighth avenue, Manhattan.

CAL. NO. 726-27-BZ—Application, June 23, 1927, under section 21 of the building zone resolution, of Samuel Rosenblum, applicant, substituted for William G. Johnson, on behalf of Robert Froehlich and Frances Froehlich, owners, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises north side of Queens boulevard, 24.5 ft. west of 47th avenue, Elmhurst, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

MAY 1, 1928, 2 P. M.

Petitions for Variations.

- 916-27-S—15-19 East 33rd street and 18-22 East 34th street, Manhattan.
- 1242-27-S—4815 32nd place, Long Island City, Borough of Queens.
- 1303-27-S—253-263 Tillary street and 27-32 Park avenue, Brooklyn.
- 1132-27-S—578 Madison avenue and 24-26 East 57th street, Manhattan.
- 1265-27-S—374-380 Second avenue and 300-310 East 22nd street, Manhattan.
- 1279-27-S—54 West 39th street, Manhattan.
- 1291-27-S—126 West 34th street, Manhattan.
- 1209-27-S—10 West 55th street, Manhattan.
- 1169-27-S—548-550 West 23rd street, Manhattan.
- 990-27-S—225-235 West 37th street (12th floor), Manhattan.
- 991-27-S—225-235 West 37th street (9th floor, front), Manhattan.
- 992-27-S—225-235 West 37th street (7th floor), Manhattan.
- 993-27-S—225-235 West 37th street (5th floor), Manhattan.
- 994-27-S—225-235 West 37th street (8th floor), Manhattan.
- 995-27-S—225-235 West 37th street (15th floor), Manhattan.
- 996-27-S—225-235 West 37th street (4th floor, front), Manhattan.
- 998-27-S—225-235 West 37th street (3rd floor), Manhattan.
- 999-27-S—225-235 West 37th street (6th floor, front), Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, MAY 8, 1928, 2 P. M.

Building Zone Cases.

- 1171-27-BZ.
- APPLICANT—Gardiner Conroy, for Sinking Fund Corp., owner.
- PREMISES—8414-8418 New Utrecht avenue, west side of New Utrecht avenue, 7 ft. 9 $\frac{3}{8}$ in. north of 18th avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1231-27-BZ.

APPLICANT—Ferdinand Savignano, for West Eighth Street Arcade, Inc., owner.

PREMISES—52-54 West 8th street, Manhattan.

APPLICATION, under sections 7b, 7c and 21 of the building zone resolution,

TO PERMIT, partly in a residence district and partly in a business district, the erection and maintenance of a building to be used as a motion picture theatre, restaurants and offices and also the omission of the required legal rear yard.

1263-27-BZ.

APPLICANT—J. Burmeister, for Laura J. Ligh, owner.

PREMISES—614 Rockland avenue, Egbertville, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1293-27-BZ.

APPLICANT—McCoey & Conroy, for Daniel Halpern, owner.

PREMISES—Southeast corner of Rockaway boulevard and South 2nd street (83rd street), South Ozone Park, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1294-27-BZ.

APPLICANT—Matthew F. Fagan, for Daleson Realty Corp., owner.

PREMISES—North side of East New York avenue, 40 ft. west of Troy avenue, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1336-27-BZ.

APPLICANT—Henry G. Harrington, for Albert L. Gray, owner.

PREMISES—1785-1789 Bushwick avenue, northeast corner of Jamaica avenue, Brooklyn.

APPLICATION, under sections 7e, 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

176-28-BZ.

APPLICANT—Harry Baer, for 373 Park Avenue Corp., owner.

PREMISES—375 Park avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy of the first story from a residence use to a business use.

220-28-BZ.

APPLICANT—William J. Cherry, for Lutheran Church of the Advent, owner.

PREMISES—1201-1211 Avenue P, northeast corner of East 12th street, Brooklyn.

CALENDAR

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence and "E" area district the erection and maintenance of a building not less than 10 ft. from the street line and also to occupy more than 70 per cent of a corner lot at curb level, and more than 40 per cent at a point 18 ft. above the curb level.

MAY 8, 1928, 10 A. M.

Appeals from Administrative Orders.

1230-27-A—148-156 Classon avenue and 73-81 Emerson place, Brooklyn.

1232-27-A—190-204 North 12th street and rear of 165-169 North 11th street, Brooklyn.

1252-27-A—68-70 Park avenue, Manhattan.

1264-27-A—4149-4151 Park avenue and 410-420 East 176th street, The Bronx.

1305-27-A—203-229 Nevins street, 259-279 Butler street and 500-520 Baltic street, Brooklyn.

1309-27-A—78-92 Ridge street, Astoria, Borough of Queens.

1310-27-A—1120 East 177th street, southeast corner of Devoe avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 8, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1140-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Westboro Family Laundry Service, Inc., lessee, and Thwaites Place, Inc., owner, to permit in a business district the maintenance of an existing wet wash laundry; premises 1422-1424 Jerome avenue, The Bronx.

CAL. NO. 1161-27-BZ—Application, October 28, 1927, under section 21 of the building zone resolution, of Abraham Schwartz, applicant, on behalf of Consolidated Laundries, Inc., owner, to permit in a business district the extension of a laundry occupancy in an existing building; premises 2112-2128 Neptune avenue, southeast corner of West 22nd street, Brooklyn.

CAL. NO. 1184-27-BZ—Application, November 7, 1927, under section 21 of the building zone resolution, of Walter S. Beaver, applicant, on behalf of Realm Realty Corp., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 143-149 Huron street, north side of Huron street, 150 ft. west of Manhattan avenue, Brooklyn.

CAL. NO. 1185-27-BZ—Application, November 7, 1927, under section 21 of the building zone resolution, of Walter S. Beaver, applicant, on behalf of William and Lena Schwartzberg, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 458-466 Leonard street, southeast corner of Manhattan avenue, Brooklyn.

CAL. NO. 1235-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Harry Cook, applicant, on behalf of Landau Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Beach 71st street and Hammels boulevard, Arverne, Borough of Queens.

CAL. NO. 1251-27-BZ—Application, November 29, 1927, under section 21 of the building zone resolution, of Ozark Realty Co., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 594 92nd street, Brooklyn.

CAL. NO. 1292-27-BZ—Application, December 13, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Harold D. Watson, owner, to permit in a residence district the erection and maintenance of a business building; premises 55-61 East 18th street, east side of East 18th street, 105 ft. 9¾ in. north of Church avenue, Brooklyn.

CAL. NO. 682-26-BZ—Application, August 4, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of William Hagedorn, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied); premises southeast corner of Jerome avenue and East 182nd street, The Bronx.

CAL. NO. 547-20-BZ—Application, September 3, 1920, reopened on March 27, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Dorsina Garage Corp., owner, for a modification of the original resolution, to permit, partly in a business district and partly in a residence district, the extension in area of an existing garage for more than five (5) motor vehicles and also the installation of a gasoline service station; premises 1016 St. Nicholas avenue, Manhattan.

CAL. NO. 1286-27-BZ—Application, December 9, 1927, under sections 7e and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of G. M. S. Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 41-43 Snyder avenue, north side of Snyder avenue, 150 ft. 11¼ in. west of Bedford avenue, Brooklyn.

CAL. NO. 724-27-BZ—Application, June 23, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for McIntyre & O'Leary, on behalf of St. James Methodist Episcopal Church, owner, for a modification of the original resolution, to per-

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mit in a residence district the erection and maintenance of five (5) apartment houses having stores on the first story; premises 8313-8323 20th avenue, northeast corner of 84th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MAY 8, 1928, 2 P. M.

Petitions for Variations.

- 1306-27-S—203-229 Nevins street, 259-279 Butler street and 500-520 Baltic street, Brooklyn.
1308-27-S—1155-1159 61st street, Brooklyn.
311-28-S—469-479 Seventh avenue, Manhattan.
1114-27-S—810 Broadway, Manhattan.
502-27-S—16-24 West 47th street, Manhattan.
1204-27-S—361 East 182nd street, northwest corner of Webster avenue, The Bronx.
1223-27-S—199 Sackett street and 192-196 Degraw street, Brooklyn.
1229-27-S—67-69 Park place, Manhattan.
1319-27-S—7-9 Lispenard street, Manhattan.
1330-27-S—334-336 Seventh avenue and 200 West 29th street, southwest corner, Manhattan.
798-27-S—37-39 West 57th street, Manhattan.
1187-27-S—18 West 33rd street, Manhattan.
1200-27-S—142 Greene street, Manhattan.
1134-27-S—245-249 West 27th street, Manhattan.

CALL OF CLERK'S CALENDAR TUESDAY, MAY 15, 1928, AT 2 P. M.

Building Zone Case.

- 10-28-BZ.
APPLICANT—Samuel Dickstein, for Louis Adler Realty Corp., owner.
PREMISES—63-91 King street, 189-205 Varick street, 243-267 West Houston street and 366-384 Hudson street, Manhattan.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

MAY 15, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1246-27-A—11 Vestry street, Manhattan.
1289-27-A—648 Broadway, Manhattan.
1299-27-A—233 Harris avenue, Long Island City, Borough of Queens.
1312-27-A—196-206 City Island avenue, The Bronx.
1143-27-A—131-149 Morgan avenue, Brooklyn.
484-27-A—1015 Boulevard and Perrott place, Astoria, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 15, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 986-27-BZ—Application, September 9, 1927, under section 21 of the building zone resolution, of Julius R. Lippman, applicant, on behalf of Frank Fladell, owner, to permit in a "D" area district the maintenance of a private garage for two (2) automobiles on a lot, so that the combined area of the existing dwelling and garage exceeds the allowable 60 per cent of the area of the plot; premises 657 Euclid avenue, Brooklyn.

CAL. NO. 1219-27-BZ—Application, November 17, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Richard P. Sherlock, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 388-394 Coney Island avenue, northwest corner of Caton avenue, Brooklyn.

CAL. NO. 1224-27-BZ—Application, November 18, 1927, under section 21 of the building zone resolution, of Cannava & Viviani, applicants, on behalf of Nicola Grassi, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3000-3010 Boston road, 1061-1069 Adea avenue and 3001-3009 Lurting avenue, northeast corner of Boston road and Adea avenue, The Bronx.

CAL. NO. 1236-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Theodore Smith, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Woodhaven boulevard and 163rd avenue (Sheridan avenue), Aqueeduct, Borough of Queens.

CAL. NO. 1257-27-BZ—Application, November 30, 1927, under sections 7c and 21 of the building zone resolution, of James P. Whiskeman, applicant, on behalf of Ronel Realty Co., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 9 East Mosholu Parkway North, east side of East Mosholu Parkway North, 78.66 ft. south of Jerome avenue, The Bronx.

CAL. NO. 1139-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of William Koppe, applicant, on behalf of D'Orio Concrete Construction Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 701 Onderdonk avenue, northeast corner of Palmetto street, Ridgewood, Borough of Queens.

CAL. NO. 1227-27-BZ—Application, November 19, 1927, under section 21 of the building zone resolution, of John Woolley, applicant, on behalf of Bradley Finance Corp., owner, to permit in a residence district the erection and maintenance of a business

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building (stores); premises north side of East 182nd street, block front between Valentine avenue and Tiebout avenue, The Bronx.

CAL. NO. 1274-27-BZ—Application, December 6, 1927, under sections 7a, 7b, 7e and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Mary E. Ames, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Sanford avenue and 165th street, Flushing, Borough of Queens.

CAL. NO. 489-27-BZ—Application, May 4, 1927, under section 21 of the building zone resolution, of Joseph Presto, applicant and lessee; Ignazio Scilippi, owner, to permit in a business district the erection and maintenance of a chicken market (previously withdrawn); premises 101-01 Northern boulevard (Jackson avenue), northeast corner of 44th street, Corona, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

MAY 15, 1928, 2 P. M.

Appeals from Administrative Orders.

1146-27-A—462 Eighth avenue, Manhattan.

1253-27-A—526 Smith street, Brooklyn.

1280-27-A—289 Fulton street and 264 Washington street, Brooklyn.

1202-27-A—343-345 West 44th street, Manhattan.

1189-27-A—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, May 15, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 1144-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Marben Realty Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Cedar avenue and West 179th street, The Bronx.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 1164-27-BZ—Application, October 28, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of A. W. Palumbo, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Waterbury avenue and Eastern boulevard, The Bronx.

CAL. NO. 1237-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Kate Ruchlis and Israel Berkenfeld, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

CAL. NO. 1067-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Glenhall Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

CAL. NO. 1061-27-BZ—Application, September 30, 1927, under section 21 of the building zone resolution, of Thomas D. La Colla, applicant, on behalf of Elizabeth Warms, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 103-12 Gilbert street (170th street) and 502 South street (Liberty avenue), Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, MAY 18, 1928, AT 2 P. M.

SPECIAL MEETING.

Rules.

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

MAY 22, 1928, 2 P. M.

Petitions for Variations.

1241-27-S—21-23 West 38th street, Manhattan.

1301-27-S—237-243 Tenth avenue, Manhattan.

Appliance Submitted for Approval.

1151-27-SA—Allen 2½ Inch Angle Hose Valve, approval of.

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BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY MORNING, APRIL 20, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.

PETITIONS FOR VARIATIONS

798-27-S.

PETITIONER—Thomas B. Leahy, for 37 West 57th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—37-39 West 57th street, Manhattan.

APPEARANCES—

For Petitioner: H. B. Goldsmith.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 8, 1928, at 2 p. m., on account of absence of petitioner.

1187-27-S.

PETITIONER—James P. Whiskeman, for Vincent Astor, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—18 West 33rd street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 8, 1928, at 2 p. m.

1200-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Carl Rosenbaum, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—142 Greene street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 8, 1928, at 2 p. m., pending an inspection by fire department.

1134-27-S.

PETITIONER—Wm. I. Hohausser, Inc., for Estey Construction Corp., owner.

SUBJECT—Application for reopening—restoration to calendar, previously dismissed for lack of prosecution—re variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—245-249 West 27th street, Manhattan.

APPEARANCES—

For Petitioner: Louis Scesa.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition restored to calendar and set for hearing May 8, 1928, at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

632-27-S.

PETITIONER—Joseph A. Cox, for Survey Investors, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—303-305 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: Joseph T. Arenson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

856-27-S.

PETITIONER—Josam Manufacturing Co., for Ojar Holding Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—213-15-17 East 37th street, Manhattan.

APPEARANCES—

For Petitioner: G. Walton.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(856-27-S)

WHEREAS, Josam Manufacturing Co., for Ojar Holding Corp., owner, filed, July 27, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 215 East 37th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 12, 1927 (Order No. 20307-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and
WHEREAS, the building is fireproof, eight stories in height, 50 ft. by 90 ft. in area at first story and 50 ft. by 80 ft. in area above; OCCUPIED: 1st story, cutting room, 6 persons; 2nd story, office, 15 persons; 3rd story, office, 3 persons; 4th story, office, 6 persons; 5th story, upholstery, 5 persons; 6th story, lithographers, 30 persons; 7th story, manufacture of jewelry, 37 persons; 8th story, manufacture of shoes, 75 persons; EQUIPPED with a sprinkler system; EXITS: two interior steel and concrete stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims that this petition affects the fourth story only; that the combustible partitions are 7 ft. in height, constructed of hardwood and glass, and enclose the offices and lobby around stair hall; furthermore, the petitioner contends that no manufacturing is done on the fourth story.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

1194-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Globe Lighting Fixture Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—15-25 Lafayette street (1st and 2nd floors), Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

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For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1194-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for the Globe Lighting Fixture Co., lessee of the first and second stories, filed, November 11, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 15-25 Lafayette street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 11, 1927 (Order No. 11022-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, eight stories in height, 115 ft. by 100 ft. in area; OCCUPIED: 1st story, office, showrooms and stock (lighting fixtures), 12 persons; 2nd story, manufacture of lighting fixtures, 50 persons; 3rd story, metal spinning and printing, 25 persons; 4th story, manufacture of brassieres, 75 persons; 5th story, knitting mill, 40 persons; 6th story, printing and pattern maker, 60 persons; 7th story, manufacture of women's shoes, 75 persons; 8th story, manufacture of dental products, 12 persons; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not built of incombustible materials have been erected on the first and second stories of the building; and

WHEREAS, petitioner contends that the partitions do not interfere with egress from these stories.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

1195-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Belfit Brassiere Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—15-25 Lafayette street (4th floor), Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1195-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Belfit Brassiere Co., Inc., lessee of fourth story, filed, November 11, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 15-25 Lafayette street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 11, 1927 (Order No. 11023-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, eight stories in height, 115 ft. by 100 ft. in area; OCCUPIED: 1st story, office, showrooms and stock (lighting fixtures), 12 persons; 2nd story, manufacture of lighting fixtures, 50 persons; 3rd story, metal spinning and printing, 25 persons; 4th story, manufacture of brassieres, 75 persons; 5th story, knitting mill, 40 persons; 6th story, printing and pattern maker, 60 persons; 7th story, manufacture of women's shoes, 75 persons; 8th story, manufacture of dental products, 12 persons; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not built of incombustible materials have been erected on the fourth story of the building; and

WHEREAS, petitioner contends that the partitions do not interfere with egress from this story.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

1196-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Morris I. Halperin, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—15-25 Lafayette street (5th floor), Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1196-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Morris I. Halperin, lessee of fifth story, filed, November 11, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 15-25 Lafayette street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 11, 1927 (Order No. 11021-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, eight stories in height, 115 ft. by 100 ft. in area; OCCUPIED: 1st story, office, showrooms and stock (lighting fixtures), 12 persons; 2nd story, manufacture of lighting fixtures, 50 persons; 3rd story, metal spinning and printing, 25 persons; 4th story, manufacture of brassieres, 75 persons; 5th story, knitting mill, 40 persons; 6th story, printing and pattern maker, 60 persons; 7th story, manufacture of women's shoes, 75 persons; 8th story, manufacture of dental products, 12 persons; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not built of incombustible materials have been erected on the fifth story of the building; and

WHEREAS, petitioner contends that the partitions do not interfere with egress from this story.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

MINUTES

1197-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Miller Bros., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—15-25 Lafayette street (6th floor, east), Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1197-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Milner Brothers, Inc., lessee of sixth story, filed, November 11, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 15-25 Lafayette street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 11, 1927 (Order No. 11020-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, eight stories in height, 115 ft. by 100 ft. in area; OCCUPIED: 1st story, office, showrooms and stock (lighting fixtures), 12 persons; 2nd story, manufacture of lighting fixtures, 50 persons; 3rd story, metal spinning and printing, 25 persons; 4th story, manufacture of brassieres, 75 persons; 5th story, knitting mill, 40 persons; 6th story, printing and pattern maker, 60 persons; 7th story, manufacture of women's shoes, 75 persons; 8th story, manufacture of dental products, 12 persons; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not built of incombustible materials have been erected on the easterly portion of the sixth story of the building; and

WHEREAS, petitioner contends that the partitions do not interfere with egress from this story.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1198-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Beker-Freidman, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—15-25 Lafayette street (7th floor), Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1198-27-S)

WHEREAS, Croker National Fire Prevention Engineering

Co., for Beker-Freidman, Inc., lessee of seventh story, filed, November 11, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 15-25 Lafayette street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 11, 1927 (Order No. 11018-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, eight stories in height, 115 ft. by 100 ft. in area; OCCUPIED: 1st story, office, showrooms and stock (lighting fixtures), 12 persons; 2nd story, manufacture of lighting fixtures, 50 persons; 3rd story, metal spinning and printing, 25 persons; 4th story, manufacture of brassieres, 75 persons; 5th story, knitting mill, 40 persons; 6th story, printing and pattern maker, 60 persons; 7th story, manufacture of women's shoes, 75 persons; 8th story, manufacture of dental products, 12 persons; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not built of incombustible materials have been erected on the seventh story of the building; and

WHEREAS, petitioner contends that the partitions do not interfere with egress from this story.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1208-27-S.

PETITIONER—Henry C. Pelton, for John D. Rockefeller, Jr., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—680-684 Fifth avenue, Manhattan.

APPEARANCES—

For Petitioner: Joel D. Marder.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1208-27-S)

WHEREAS, Henry C. Pelton, for John D. Rockefeller, Jr., owner, filed, November 15, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 680-684 Fifth avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated October 17, 1927 (Alt. App. No. 2305-1927), reads:

"2. Windows should comply with Section 264 Labor Law and Rule 503 Industrial Code.";

and

WHEREAS, the building is fireproof, six stories in height, having a frontage of 48 ft. 3½ in. on Fifth avenue and 122 ft. 6 in. on West 54th street; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and 25 per cent. manufacturing, approximately 140 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are windows on the first and second stories in both street walls of the building glazed with ¼ in. thick plate glass, some windows being pivoted and some of casement type; the maximum area of the glass on the first story being 23,760 sq. in., and on the second story being 20,200 sq. in.; and

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WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the two lower stories.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows of the first two stories on the street fronts, *on condition* that the openings shall be equipped with approved metal frames and sash, glazed with $\frac{1}{4}$ in. polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

1212-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for B. Zuckerman & Bros., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—109-111 Prince street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1212-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for B. Zukerman and Brothers, Inc., owner, filed, November 15, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 109-111 Prince street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 17, 1927 (Order No. 91185-LD), reads:

"2. Provide an additional means of exit from the cellar and sub-cellar, said exit to be located at East side of building, in accordance with the provisions of Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, five stories, cellar and sub-cellar in height, 50 ft. by 95 ft. in area; OCCUPIED: sub-cellar, boiler room, storage of crockery, no occupants; cellar, storage of paper stock, 1 person; 1st story, printing, 18 persons; 2nd story, binding, 8 persons; 3rd story, clothing manufacturer, 40 persons; 4th story, clothing manufacturer, 45 persons; 5th story, vacant at present; EQUIPPED with a fire alarm signal system; EXITS: two interior wooden stairways, extending from the first story to roof, enclosed in wire lath and $\frac{3}{4}$ in. P.C. mortar partitions from first to fifth stories with fireproof doors at openings; the southwest wooden stairway, enclosed in wood board partitions, extends to the sub-cellar; there being, also, an engineer's ladder extending from the sub-cellar (only) to the street; and

WHEREAS, petitioner proposes to provide an engineer's ladder at the easterly center of the cellar story leading to proposed opening in the sidewalk vault lights.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that a 60-degree iron stair shall be provided in the rear extension, in space adjoining the elevator landing in the entrance hall at the northerly end of the building at street level, closed in at entrance hall with fire-resisting construction.

609-27-S.

PETITIONER—Detroit Cadillac Motor Car Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—243-249 West 67th street, Manhattan.

APPEARANCES—

For Petitioner: M. Taylor Phillips.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petitioned denied.

THE VOTE—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(609-27-S)

WHEREAS, Detroit Cadillac Motor Car Realty Co., Inc., owner, filed, May 27, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 243-249 West 67th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 2, 1927, reads:

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, six stories in height, with a frontage of 100 ft. on West 67th street and 49 ft. $10\frac{1}{2}$ in. on West 58th street, running through from street to street; OCCUPIED: street level, automobile storage and offices, 20 employees; 2nd story, stock room and offices, 30 employees; 3rd, 4th, 5th and 6th stories, automobile repairs, averaging 25 employees per floor; EXITS consisting of three interior stairways, extending from the first story to the roof, enclosed in fireproof partitions with fireproof doors at the openings; an interior iron stairway on the rear of building, extending from the second story to the roof, with fireproof passageway to 67th street; ROOFS of adjoining buildings: 15 ft. lower on the westerly side; and

WHEREAS, wood and glass partitions and wire partitions have been erected on the second story and on the third story; and

WHEREAS, petitioner contends that the building is used as a service station; that the contract of sale of the land and building has been executed and that the corporation is now erecting a new building on Columbus avenue, between 62nd and 63rd streets, and proposes to move into the new building within a few months, and that to remove the present partitions and build new ones will involve an expenditure.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1199-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Active Operating Corp., et al., owners.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—130-132 West 29th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon....	1

MINUTES

THE RESOLUTION—

(1199-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Active Operating Corp., et al., owner, filed, November 11, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 130-132 West 29th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 9, 1926, reads:

"Order No. 652-LD:

"1. Provide a fireproof passageway independent from any other exit leading from the termination of the exterior stairway to the street, as per Section 268 of the Labor Law."

and

WHEREAS, the building is fireproof, twelve stories in height, 40 ft. by 90 ft. 9 in. in area at first story and 40 ft. by 85 ft. 3 in. in area above; OCCUPIED: 1st story, stores, 9 persons; 2nd story, offices and manufacturing furrier, 10 persons; 3rd story, office, showrooms and manufacturing furrier, 11 persons; 4th story, offices, showrooms and manufacturing furrier, 20 persons; 5th story, manufacturing of dresses and furrier, 30 persons; 6th, 7th and 8th stories, offices, showrooms and manufacturing furriers, 15 persons on each story; 9th story, manufacture of clothing and furrier, 15 persons; 10th story, manufacture of coats, 14 persons; 11th story, showroom and office, 8 persons; 12th story, manufacturing furrier, 15 persons; 160

persons above the first story; EQUIPPED with a sprinkler system; EXITS: an interior iron riser and slate-treads stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; an exterior iron stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the mezzanine level, with EGRESS from the termination of the exterior iron stairway by means of a fireproof passageway extending along the mezzanine level and connecting to the main stairway; ROOFS of adjoining buildings: to east, nine stories lower; to west, same level; and

WHEREAS, the petitioner proposes to limit the occupancy of the building to the capacity of the interior stairway plus the sprinkler allowance and requests the acceptance of existing conditions.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects a separate and independent passageway from the termination of the exterior screened stairway, on condition that a fireproof passageway at intermediate story level between first and second story shall be provided of fireproof construction leading direct to main entrance at the front of the building, and that the occupancy shall be limited to the legal capacity of the interior primary means of exit, plus allowance for sprinkler installation.

Adjourned 11.30 a. m.

WILLIAM J. O'GORMAN, Secretary.

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY AFTERNOON, APRIL 20, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

RULES

281-22-SR.

PETITIONER—New York Board of Underwriters.

SUBJECT—Amendments to Standpipe Rules.

APPEARANCES—

For Petitioner: W. F. Conran, C. A. Lorimer, J. L. Hernon, M. H. Goldhammer, George T. King and others.

For Administration: Inspector Maher and Inspector Mulligan of Bureau of Fire Prevention.

ACTION OF BOARD—Laid over to May 19, 1928, at 2 p. m.

Adjourned, 3.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 24, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held Tuesday morning, April 17, 1928, and the minutes of the regular meeting held Tuesday afternoon, April 17, 1928, were approved as printed in the Bulletin, No. 17, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

1280-27-A.

APPELLANT—Samuel Rosenblum, for Nathaniel H. Lyons and Aljean Realty Corp., owners.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—289 Fulton street and 264 Washington street, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

ACTION OF BOARD—Laid over to May 15, 1928, at 2 p. m., on request of appellant.

484-27-A.

APPELLANT—Samuel Rosenblum, substituted for George M. Wood, for Weisberg Baer Co., owner.

SUBJECT—Application for reopening—restoration to calendar, previously dismissed for lack of prosecution—re appeal from orders of the fire commissioner.

PREMISES AFFECTED—1015 Boulevard, Astoria, Queens.

APPEARANCES—None.

ACTION OF BOARD—Appeal reopened and set for hearing May 15, 1928, at 10 a. m.

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THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners
Connell and Holland and Deputy Chief
Martin 4
Negative 0
Absent: Commissioner Guilfoyle..... 1

1255-27-A.

APPELLANT—M. Stuhler & Co., for Marie S. Krupp,
owner.

SUBJECT—Appeal from decision of the fire commissioner.
PREMISES AFFECTED—32 Pettit avenue, northeast cor-
ner of Ketcham street, Elmhurst, Borough of
Queens.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

1281-27-A.

APPELLANT—Socony Burner Corporation, for Standard
Oil Company of New York, owner.

SUBJECT—Appeal from decision of the fire commissioner.
PREMISES AFFECTED—525 East 119th street, north
side of East 119th street, 336 feet east of Pleasant
avenue, Manhattan.

APPEARANCES—

For Appellant: Percy J. King.
For Administration: Inspector Carroll of fire de-
partment.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Absent 0

THE RESOLUTION—

(1281-27-A)

WHEREAS, Socony Burner Corp., for Standard Oil Com-
pany of New York, owner, filed, December 7, 1927, an
appeal from a decision of the fire commissioner, affecting
premises 525 East 119th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated
November 5, 1927 (No. 3909-26), reads:

"2. Industrial type burners must be approved by
Board of Standards and Appeals."

and
WHEREAS, the building is fireproof, three stories in height,
60 ft. by 100 ft. in area; OCCUPIED: cellar, boiler room,
2 persons; 1st story, garage and stores, 40 persons; 2nd
story, office, carpenter and machine shop, 60 persons; 3rd
story, blacksmith, repair and painting, 100 persons; a fuel
oil heating system having been installed consisting of a
1,080-gallon storage tank, buried outside, 2 ft. below grade,
connected by all necessary piping to a 200-gallon auxiliary
tank and two industrial Type A burners located in the cellar
using Grade B fuel oil; and

WHEREAS, the appellant claims the burner is listed as
"standard" by the Fire Underwriters Laboratories, approved
by the Department of Public Safety of Philadelphia, Pa.,
and by the Bureau of Fire Risks, Newark, N. J.; further-
more, the appellant contends that the burners are in charge
of an attendant who has a certificate of fitness from the
Bureau of Fire Prevention.

Resolved, that the decision of the fire commissioner be and
it hereby is affirmed, and the appeal be and it hereby is
denied.

1225-27-A.

APPELLANT—William F. Doyle, substituted for Eugene
De Rosa, for 254 West 54th Street Corp., owner.

SUBJECT—Appeal from decision of the superintendent of
buildings.

PREMISES AFFECTED—234-256 West 54th street and
229-237 West 53rd street, Manhattan.

APPEARANCES—

For Appellant: William F. Doyle.
For Administration: Samuel Cohen, assistant engi-
neer of bureau of buildings, and Captain Mc-
Carthy of the fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Absent 0

THE RESOLUTION—

(1225-27-A)

WHEREAS, William F. Doyle, substituted for Eugene De
Rosa, Inc., filed, November 19, 1927, an appeal from a de-
cision of the superintendent of buildings, affecting premises
234-256 West 54th street and 229-237 West 53rd street,
Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings,
dated November 16, 1927, reads:

"In the matter of the wood wainscoting on the walls
of the auditorium of the Gallo Theatre situated at 229-37
West 53d Street and 234-56 West 54th Street, I beg to
state that the samples of said wainscoting which were
selected on November 10th, 1927, were submitted to the
Columbia University Testing Laboratories for a test and
the result of said test shows that the samples would not
pass the test.

"You are hereby directed to remove said wood wains-
coting or cut it down to six (6) feet in height and fill in
solidly behind said wainscoting with fireproof material."

and

WHEREAS, the premises consist of a plot of ground with
a frontage of 112 ft. 6 in. on West 53rd street, 50 ft. on
54th street and a depth of 100 ft. 5 in. from 53rd street
and a depth of 100 ft. 5 in. on 54th street; the 53rd street
section being two stories, fireproof construction, occupied
as a theatre; the 54th street section is fireproof, sixteen
stories in height, occupied as a theatre and office building,
the seating capacity of the theatre being 740 persons in
the orchestra and 554 in the balcony; there has been in-
stalled around the auditorium of the theatre wood wains-
coting to a height of from 8 to 11 ft. (the law permitting
wainscoting to a height of 6 ft.) the wood used in the
wainscoting having been fireproofed and a certificate to that
effect from Columbia University Laboratories having been
received, the building inspector, after taking samples of
wood from the job, and after a test reached the conclusion
that although the wood had been fireproofed it did not
conform to the rules of the board; and

WHEREAS, appellant contends that the carpenter installed
the woodwork in good faith and that it would now be a
hardship to make any alterations in the wainscoting.

Resolved, that the decision of the superintendent of build-
ings be and it hereby is affirmed, and the appeal be and it
hereby is denied.

1228-27-A.

APPELLANT—Ben Levy, owner.

SUBJECT—Appeal from orders of the fire commissioner.
PREMISES AFFECTED—346-360 Maujer street, Brook-
lyn.

APPEARANCES—

For Appellant: None.
For Administration: Inspector Maher of fire de-
partment.

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ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Chief Kenlon..... 4
Negative: Commissioner Guilfoyle..... 1
Absent 0

THE RESOLUTION—
(1228-27-A)

WHEREAS, Ben Levy, owner, filed, November 22, 1927, an appeal from orders of the fire commissioner, affecting premises 346-360 Maujer street, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated October 18, 1927, read:

“Order No. 27354-F:

“1. Provide a separate and distinct system of *Automatic Sprinklers* throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals May 24th, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919.

“Order No. 27355-F:

“1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.”;

and

WHEREAS, the building, facing on two street fronts, is non-fireproof, one story (19 ft. 6 in.) in height, 183 ft. by 95 ft. ⅛ in. (approximately 17,400 sq. ft.) in area, subdivided by brick walls with openings therein provided by fireproof doors and windows; the area of the largest subdivision being approximately 12,400 sq. ft.; OCCUPIED as offices (in the northeast portion) and for the storage of sawdust in bags, 3 persons; and

WHEREAS, appellant contends that the building is accessible from two street fronts; that the premises (excepting for the office portion) is unheated; that there are eighty-five fire pails distributed throughout the building and that there are city fire hydrants in the immediate vicinity.

Resolved, that the orders of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, as to Order No. 27354-F, only so far as it affects the office space on the Morgan avenue front to a distance of 22 ft. westerly therefrom, *on condition* that the remainder of the premises used for and maintained for storage of sawdust shall be equipped with a one-source sprinkler system with four-inch street connection and equipped with a dry pipe valve, and that the building shall be not increased in height or area; *granted*, as to Order No. 27355-F, as to installation of the standpipe, *on condition* that the premises shall be equipped with a sprinkler system as stipulated in this appeal.

1243-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Strauss & Co., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—604-628 West 43rd street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5

Negative 0
Absent 0

THE RESOLUTION—
(1243-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Strauss & Co., lessee, filed, November 26, 1927, an appeal from an order of the fire commissioner, affecting premises 604-628 West 43rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 14, 1927, reads:

“Order No. 14873-F:

“1. Provide a tank on the roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 ft. above the roof level. Sec. 20, Chap. 12, Code of Ordinances.”;

and

WHEREAS, the building is non-fireproof (mill constructed) and separated into two sections by a brick wall with an opening (protected with a fireproof door) on each story leading into the interior stairway; the westerly section is further subdivided by a twelve-inch brick wall with openings (some unprotected) on each story; the easterly section is five stories (65 ft. to lower chord of truss) in height and 100 ft. by 56 ft. (5,300 sq. ft. inside area) in area; OCCUPIED for the storage of theatrical scenery, 6 persons in entire section; the westerly section is four stories (50 ft. 8 in. to lower chord of truss) in height and 175 ft. by 91 ft., irregular (approximately 12,800 sq. ft. inside area), in area; total inside area of both sections being approximately 18,100 sq. ft.; westerly section OCCUPIED: 1st story, stock of sheet metal, 25 persons; 2nd story, offices and manufacture of metal signs, 30 persons; 3rd story, vacant at present; 4th story, sign painting and carpenter work, 20 persons; and

WHEREAS, appellant contends that the premises are equipped with an interior fire alarm system and with a dry pipe standpipe system consisting of a riser in each of the two fireproof stairways and fed only from two siamese connections on the street fronts; that under Rule 44 of the Standpipe Rules same is an existing system which has been previously accepted and contends, further, that it is due only to the slight excess in area that a standpipe could be required.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the two existing tanks shall be supported on steel beams with the ceiling immediately below fire-retarded throughout, providing an aggregate equally divided capacity not exceeding 3,200 gallons, and that standpipe installation otherwise shall comply with the rules in all other respects.

1238-27-A.

APPELLANT—James W. Byrnes, for A. B. Ansbacher Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—300-326 North 7th street, 479-495 Metropolitan avenue, and 289-295 North 6th street, Brooklyn.

APPEARANCES—

For Appellant: James W. Byrnes.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

MINUTES

THE RESOLUTION—

(1238-27-A)

WHEREAS, James W. Byrnes, for A. B. Ansbacher Co., Inc., owner, filed, November 22, 1927, an appeal from an order of the fire commissioner, affecting premises 300-326 North 7th street, 479-495 Metropolitan avenue and 289-295 North 6th street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 20, 1927 (Order No. 711-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story including basements, cellars and roofs, placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the premises consist of an irregularly shaped plot of ground having a frontage of 378 ft. 10 in. on North 7th street, 183 ft. 2 in. on Metropolitan avenue and 111 ft. 5½ in. on North 6th street, upon which is located a group of eight interconnected, non-fireproof buildings: Building No. 1 is three stories (48 ft. 6 in.) in height, 65 ft. by 93 ft., irregular (approximately 5,100 sq. ft.) in area; Building No. 2 is three stories (48 ft. 6 in.) in height, 25 ft. by 73 ft., irregular (approximately 1,800 sq. ft.) in area; Building No. 3 is one story (20 ft. 2 in. to bottom of truss) in height, 99 ft. by 100 ft., irregular (approximately 8,700 sq. ft.), in area; Building No. 4 is two stories (44 ft. 8 in.) in height, 90 ft. by 95 ft. (approximately 8,500 sq. ft.) in area; Building No. 5 is one story (24 ft.) in height, 44 ft. by 109 ft., irregular (approximately 4,800 sq. ft.), in area; Building No. 6 is one story (20 ft.) in height, 121 ft. by 74 ft., irregular (approximately 8,800 sq. ft.), in area; Building No. 7 is one story (19 ft.) in height, 75 ft. by 100 ft. (7,500 sq. ft.) in area; Building No. 8 is one story (11 ft. 3 in.) in height, 25 ft. by 100 ft. (2,500 sq. ft.) in area; a total area of approximately 48,000 sq. ft.; OCCUPIED by one concern for the manufacture of insecticides and dry colors: 1st story, 45 persons; 2nd story, 12 persons; 3rd story, 7 persons; a total number of 64 persons in the entire premises; and

WHEREAS, appellant contends that all openings between the eight buildings are protected by fireproof doors on both sides of the dividing walls; that the largest subarea is less than 9,000 sq. ft.; that at various places throughout the premise there are tanks of water (primarily used in manufacturing processes) having a total capacity of 409,000 gallons, to which fire hose is connected; that there is provided National District Telegraph service for watchmen and that there are twelve stations in the plant; that the buildings are low in height and are accessible on three street fronts; and

WHEREAS, the premises consisting of a group of buildings separated by a brick wall, no building of which exceeds 10,000 sq. ft. in area or 85 ft. in height.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted on condition that the premises as now subdivided, as indicated on plans filed in this appeal, shall be not increased in height or area; that all horizontal openings in the subdivision walls of these premises shall be equipped with fireproof doors and that all auxiliary fire-fighting equipment, as directed by the fire commissioner, shall be installed and distributed according to such direction, so long as conditions as to occupancy and use remain substantially unchanged.

BUILDING ZONE CASES

1164-27-BZ.

APPLICANT—Robert W. Maloney, for A. W. Palumbo, owner.

SUBJECT—Application (re decision of the superintendent

of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Waterbury avenue and Eastern boulevard, The Bronx.

APPEARANCES—

For Applicant: Robert W. Maloney.

For Opposition: Joseph W. Yarchover and C. C. McGrath.

ACTION OF BOARD—Laid over to May 15, 1927, at 2 p. m., on request of applicant. Final disposition.

1237-27-BZ.

APPLICANT—Kate Ruchlis and Israel Berkenfeld, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Joseph A. Cahill and Samuel Levy.

ACTION OF BOARD—Laid over to May 15, 1928, at 2 p. m., on request of applicant's representative. Final disposition.

664-26-BZ.

APPLICANT—Rouse & Goldstone, for A. B.-28 East 52nd Street Corp., owner.

SUBJECT—Application for reopening—modification and extension of time in which to procure permits—re application (decision of superintendent of buildings) under section 7(c) of the building zone resolution to permit the extension from a business district into a residence district of a proposed business building.

PREMISES AFFECTED—28 East 52nd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to foot of calendar of afternoon meeting, April 24, 1928.

1111-27-BZ.

APPLICANT—Egan & Ittelson, for Glenroe Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northeast corner of Broadway and Kimberly place, The Bronx.

APPEARANCES—

For Applicant: R. A. Egan.

For Opposition: Patrick J. McDonald and Thomas C. Larkin.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

1173-27-BZ.

APPLICANT—John J. Dunnigan, for S. S. and L. P. Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

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PREMISES AFFECTED—2325 Southern boulevard, west side of Southern boulevard, 75.91 feet north of East 183rd street, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: William R. Altman and Michael Meo.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle 2

Negative: Chairman Walsh and Commissioner Connell 2

Absent: Chief Kenlon 1

THE RESOLUTION—

(1173-27-BZ)

WHEREAS, John J. Dunnigan, for S. S. and L. P. Corp., owner, filed, November 2, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2325 Southern boulevard, west side, 75.91 ft. north of East 183rd street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Southern boulevard is in a residence district, East 183rd street is in a business district and East 185th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 2, 1927 (re N. B. 2431-1927), reads:

"1. Erection of public garage for storage of more than five motor vehicles partly in business district and partly in residence district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 50.59 ft. and a depth of 106.32 ft. and 98.57 ft., irregular; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, the board deemed that applicant did not substantiate his bases of appeal brought under sections 7e and 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

1205-27-BZ.

APPLICANT—Charles P. Cannella, for Filippo Ammirata, owner.

SUBJECT—Application (re decision of the tenement house commissioner) under section 7a of the building zone resolution, to permit in a residence district the extension of an existing business use.

PREMISES AFFECTED—1728 80th street, Brooklyn.

APPEARANCES—

For Applicant: Charles P. Cannella and F. Ammirata.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle 4

Absent: Chief Kenlon 1

THE RESOLUTION—

(1205-27-BZ)

WHEREAS, Charles P. Canella, for Filippo Ammirata, owner, filed, November 14, 1927, an application, under the building zone resolution, to permit in a residence district the extension of an existing business use; premises 1728 80th

street, south side of 80th street, 112 ft. 5 $\frac{3}{8}$ in. east of New Utrecht avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 80th street, from a point 100 ft. east of New Utrecht avenue to a point 100 ft. west of 18th avenue, is in a residence district, New Utrecht avenue is in a business district and 18th avenue is in a business district; and

WHEREAS, the decision of the tenement house commissioner, rendered June 21, 1927 (re Alt. 517-27), reads:

"1. Proposed alteration of extending a business use into a residence district contrary to Building Zone Resolution, Article 2, Sub-Div. 3."

and

WHEREAS, the existing building is of non-fireproof construction, three stories in height, with a frontage of 22 ft. 8 in. and a depth of 74 ft. 3 $\frac{1}{4}$ in.; occupied as stores and tenement; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 7a of the building zone resolution.

Resolved, that the decision of the tenement house commissioner be and it hereby is affirmed, and the application be and it hereby is denied.

1206-27-BZ.

APPLICANT—Charles P. Cannella, for Filippo Montana, owner.

SUBJECT—Application (re decision of the tenement house commissioner) under section 7a of the building zone resolution, to permit in a residence district the extension of an existing business use.

PREMISES AFFECTED—1730 80th street, Brooklyn.

APPEARANCES—

For Applicant: Charles P. Cannella and Filippo Montana.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle 4

Absent: Chief Kenlon 1

THE RESOLUTION—

(1206-27-BZ)

WHEREAS, Charles P. Cannella, for Filippo Montana, owner, filed, November 14, 1927, an application, under the building zone resolution, to permit in a residence district the extension of an existing business use; premises 1730 80th street, south side of 80th street, 135 ft. 1 $\frac{3}{8}$ in. east of New Utrecht avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 80th street, from a point 100 ft. east of New Utrecht avenue to a point 100 ft. west of 18th avenue, is in a residence district, New Utrecht avenue is in a business district and 18th avenue is in a business district; and

WHEREAS, the decision of the tenement house commissioner, rendered June 21, 1927 (re Alt. 519-27), reads:

"1. Proposed alteration of extending a business use into a residence district contrary to Building Zone Resolution, Article 2, Sub-Div. 3."

and

WHEREAS, the existing building is of non-fireproof construction, three stories in height, with a frontage of 27 ft. 4 in. and a depth of 74 ft. 3 $\frac{3}{4}$ in.; occupied as store and tenement; and

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WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 7a of the building zone resolution.

Resolved, that the decision of the tenement house commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

926-27-BZ.

APPLICANT—John J. Dunnigan, for Goldix Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1440 Sedgwick avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle 2

Negative: Chairman Walsh and Commissioner Connell 2

Absent: Chief Kenlon 1

THE RESOLUTION—

(926-27-BZ)

WHEREAS, John J. Dunnigan, for Goldix Realty Corp., owner, filed, August 17, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1440 Sedgwick avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sedgwick avenue is in a business district, that Undercliff avenue, north of a line 100 ft. east of Sedgwick avenue, is in a residence district and that West 171st street, west of a point 100 ft. west of Sedgwick avenue, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 12, 1927 (re N. B. 1804-27), reads:

"1. Erection of public garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under sections 7e and 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1142-27-BZ.

APPLICANT—Magrak Garage Corporation (lessee), for Adolph Lewisohn & Sons, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an electric sign.

PREMISES AFFECTED—606 West 158th street and 9 Audubon place (also known as 19 Audubon place), southeast corner, Manhattan.

APPEARANCES—

For Applicant: Harry Bijur.

For Opposition: Henry Rafalsky.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle 4

Negative 0

Absent: Chief Kenlon 1

THE RESOLUTION—

(1142-27-BZ)

WHEREAS, Magrak Garage Corp., for Adolph Lewisohn and Sons, Inc., owner, filed, October 24, 1927, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of electric signs; premises 606 West 158th street and 9 Audubon place (also known as 19 Audubon place), southeast corner, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 158th street is in a residence and business district, Audubon place is in a residence district and Riverside drive is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 15, 1927 (re Electric Sign App. No. 3272-27 and Electric Sign App. 3273-27), reads:

"Sign may not be permitted in a residence district.";

and

WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 97 ft. 11¼ in. on Audubon place, 99 ft. 7 in. across rear; occupied as a garage for more than five motor vehicles; and

WHEREAS, the board deemed that applicant is entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the erection of two projecting, stationary, illuminated electric light signs, one projecting not more than 6 ft. 6 in. on the William Morgan place front and not exceeding 9 ft. by 16 ft. 6 in. in size, placed above the second story level and the other sign not projecting more than 7 ft. on the 158th street frontage, not exceeding a height of 3 ft. 6 in. and not less than 12 ft. above the sidewalk, *on condition* that all other advertising, signs, lettering, billboards, etc., of any nature or description, other than one flat wall sign on the frontage formed by the intersection of William Morgan place and West 158th street, at the level of the second story, indicating the title of the business conducted on the premises, shall be removed from the exterior of the building, and that the exterior of the building shall be painted a light color and so maintained above the water table of the structure.

1234-27-BZ.

APPLICANT—Alonzo E. De Baun, owner.

SUBJECT—Application (re decision of the fire commissioner) under sections 7c and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of an automobile showroom and service station in connection therewith.

PREMISES AFFECTED—South side of Hillside avenue, 120 feet west of 146th street (Colonial avenue), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Samuel Thorn and Dora Weiser.

ACTION OF BOARD—Application granted on condition.

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THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1234-27-BZ)

WHEREAS, Alonzo E. DeBaun, owner, filed, November 22, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of an automobile showroom and service station in connection therewith; premises south side of Hillside avenue, 120 ft. west of 146th street (Colonial avenue), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hillside avenue is in a business district, 144th street is in a business district, 146th street, south of a point 100 ft. south of Hillside avenue, is in a residence district, 88th avenue, from a point 100 ft. east of 144th street to a point 100 ft. east of 146th street, is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered March 8, 1927 (re Plan No. 1828-1926), reads:

"1. Automobile showroom and service station in connection therewith not permitted in a business district extending into a residence district. * * *";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 122.54 ft. and a depth of 163.24 ft., irregular; to be occupied as a showroom and service station; an irregular shaped portion along the rear of the proposed building is in the residence district, 32 ft. by approximately 120 ft., 3,800 sq. ft. in area, and the remainder, approximately 19,500 sq. ft. of the building is in the business district; proposes to use that portion of the building facing on Hillside avenue as automobile showrooms and as a driveway leading to the service station at the rear; and

WHEREAS, the entire premises is in single ownership, the rear portion of which extends into the residence use area.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, only as far as it affects the first story, street grade level of the entire plot, on condition that any structure erected in excess of one story shall be restricted to conforming uses, and on condition that no part or portion of these premises shall be used, maintained or operated for automobiles in live storage, use or operation, and that any industrial work, use or operation on any automobiles on these premises shall be restricted to that of manual operation; that no machinery, open furnace, flame or torch shall be permitted in the use and operation of any business conducted on the premises; that there shall be no roof signs erected or maintained; that the rear and gable walls within the business use area of the premises shall be unpierced throughout their entire height and length; that any permits required shall be obtained within six months and all work involved completed within one year from the date of this action.

1056-27-BZ.

APPLICANT—Henry G. Harrington, for Felice Mancuso, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e, 21 and 7g of the building zone resolution, to permit the extension from an unrestricted district into a business district of a proposed garage for the storage of more than five (5) motor vehicles; the board having per-

mitted the erection of a garage for more than five (5) motor vehicles on a portion of this site under certain conditions.

PREMISES AFFECTED—608-610 Union street and 569-577 President street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1056-27-BZ)

WHEREAS, Henry G. Harrington, for Felice Mancuso, owner, filed, September 28, 1927, an application, under the building zone resolution, to permit the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five (5) motor vehicles; the board having permitted the erection of a garage for more than five (5) motor vehicles on a portion of this site under certain conditions; premises 608-610 Union street and 569-577 President street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Union street, west of a point 100 ft. west of Fourth avenue, is in an unrestricted district; Union street, east of a point 100 ft. west of Fourth avenue, is in a business district; President street, west of a point 100 ft. west of Fourth avenue, is in an unrestricted district; President street, east of a point 100 ft. west of Fourth avenue, is in a business district, and Fourth avenue, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 8, 1927 (re App. No. 16368-27), reads:

"1. Proposed extension of Public Garage for more than 5 motor vehicles extends partly into a business district. Therefore same is contrary to Art. II, Sect. 4 of Zone Resolution.

"2. Also proposed change violates Board of Appeals Resolution in omitting brick wall in rear of building, 95' 0" back from Union St.

"Proposed changes are therefore denied.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 100 ft. on Union street, 100 ft. on President street and a depth of 190 ft.; the easterly portion of the plot, 20 ft. frontage by 190 ft. deep (3,800 sq. ft.) is in the business district; the westerly portion of the plot, 80 ft. frontage by 190 ft. deep (15,200 sq. ft.), is in the unrestricted district; under Cal. No. 579-26-BZ the board granted permission for the erection of a one-story garage, 100 ft. by 95 ft. in area, on the northerly portion of this plot; this garage is not erected; on July 19, 1927, the board granted an extension of time to July 26, 1928, for the completion of the garage; under Cal. No. 579-26-BZ the garage was granted on condition that the building shall not exceed one story in height above grade and shall be constructed fireproof; and

WHEREAS, the board, under Cal. No. 579-26-BZ, did grant, under sections 7e, 7g and 21 of the building zone resolution, permission for the erection of a one-story building on the Union street side of the site under appeal in this application; and

WHEREAS, in this application the applicant has filed 87 per cent. duly acknowledged consents of the property deemed affected by the board; and

WHEREAS, it is proposed to erect this building on a 100 ft. frontage by 95 ft. in depth, contiguous to and in conjunction with a garage immediately to the north and front-

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ing on Union street, permit for which is now in force, so that they will be operated as one continuous structure extending from Union to President street.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be constructed fireproof, not exceeding one story in height above grade; that the gable walls shall be unpierced throughout their entire height and length; that any skylights installed shall be glazed with plain glass, equipped with wire guards above and below; that there shall be no vehicular opening on the street front within 25

ft. of the easterly gable wall; that the front elevation shall be finished in face brick with architectural terra cotta or stone trimmings of attractive architectural design; that there shall be no roof signs erected; that any gasoline storage equipment installed shall be located at the westerly end of the building near the street front; that the roof shall be of flat design and construction; that all permits required shall be obtained within nine months and any work involved completed within eighteen months from the date of this action.

Adjourned 3.10 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 24, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

APPEALS FROM ADMINISTRATIVE ORDERS
1202-27-A.

APPELLANT—Fox Film Corporation, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—343-345 West 44th street, Manhattan.

APPEARANCES—

For Appellant: Louis M. Weber.

ACTION OF BOARD—Laid over to May 15, 1928, at 2 p. m., on request of appellant's representative.

1189-27-A.

APPELLANT—James W. O'Connor, for Manhattan College, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

APPEARANCES—

For Appellant: James F. Delaney.

ACTION OF BOARD—Laid over to May 15, 1928, at 2 p. m., subject to amendment in connection with building department.

1077-27-A.

APPELLANT—William Crawford, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—3 East 61st street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on request of appellant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

BUILDING ZONE CASES

1067-27-BZ.

APPLICANT—Philip J. Sinnott, for Glenhall Realty Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Laid over to May 15, 1928, at 2 p. m., for amendment to include determination of superintendent of buildings.

1144-27-BZ.

APPLICANT—Marben Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southeast corner of Cedar avenue and West 179th street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Christopher C. McGrath and Eugene B. Geiglo.

ACTION OF BOARD—Laid over to May 15, 1927, at 2 p. m., on request of applicant.

1061-27-BZ.

APPLICANT—Thomas D. La Colla, for Elizabeth Warns, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—103-12 Gilbert street (170th street), and 502 South street (Liberty avenue), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Thomas D. La Colla.

For Opposition: None.

ACTION OF BOARD—Laid over to May 15, 1928, at 2 p. m., to amend application to include section 7g.

1074-27-BZ.

APPLICANT—John J. Dunnigan, for Gutttag Bros. Realty Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—585 St. Ann's avenue, The Bronx.

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APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: Webster J. Oliver.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Chairman Walsh, Commissioners

Connell and Holland and Deputy Chief

Martin 4

Absent 0

THE RESOLUTION—

(1074-27-BZ)

WHEREAS, John J. Dunnigan, for Gutttag Brothers Realty Co., Inc., owner, filed, October 5, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 585 St. Ann's avenue, northwest corner of East 150th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that St. Ann's avenue, north of East 149th street, is in a business district; St. Ann's avenue, south of East 149th street, west side, is in a business district; St. Ann's avenue, south of East 149th street, east side, is in a residence district, and East 150th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 27, 1927 (re App. N. B. 2130-27), reads:

"1. Erection and maintenance of gasoline selling station in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 94 ft. on St. Ann's avenue and 21 ft. 6 in. on East 150th street, upon which it is proposed to erect a small one-story office and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1152-27-BZ.

APPLICANT—John J. Dunnigan, for Knickerbocker Hospital, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—505 West 131st street and 1448 Amsterdam avenue, northwest corner, Manhattan.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: Alfred J. Talley, Albert Zimmerman, Ira V. Livingston, Bernard Stein and Lydia Katz.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Absent 0

THE RESOLUTION—

(1152-27-BZ)

WHEREAS, John J. Dunnigan, for Knickerbocker Hospital, owner, filed, October 26, 1927, an application, under the building zone resolution, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 505 West 131st street and 1448 Amsterdam avenue, northwest corner, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Amsterdam avenue is in a business district, West 131st street is in an unrestricted and residence district and West 132nd street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 26, 1927 (re N. B. 461-27), reads:

"1. Proposed garage for more than five motor vehicles partly in a business district and partly in unrestricted district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories and basement in height, with a frontage of 100 ft. and a depth of 125 ft.; to be occupied as a garage for the storage of more than five motor vehicles, the premises being 100 ft. in the business district and 25 ft. in the unrestricted district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of unnecessary hardship or practical difficulty.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1101-27-BZ.

APPLICANT—Gardiner Conroy, for Max Silverman, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—5702-5712 Church avenue, southeast corner of East 57th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Max Gross and Benjamin Lichterman.

ACTION OF BOARD—Chairman read report of committee. Report of committee adopted. Application denied.

THE VOTE TO ADOPT REPORT—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Absent 0

THE RESOLUTION—

(1101-27-BZ)

WHEREAS, Gardiner Conroy, for Max Silverman, owner filed, October 11, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 5702-

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5712 Church avenue, southeast corner of East 57th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Church avenue is in a business district, East 57th street, south of a point 100 south of Church avenue, is in a residence district, and Kings Highway, south of a point 100 ft. south of Church avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 21, 1927 (re Applic. No. 13266-27), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4a, Subdivision No. 46. The installation of a gasoline service station in a business district."

and
WHEREAS, the premises consist of a plot of ground having a frontage of 102 ft. 23/4 in. on Church avenue, 53 ft. 5 1/8 in. on East 57th street and a depth across the rear of 88 ft., upon which it is proposed to erect a one-story office, 12 ft. by 16 ft. in area, and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, a committee of the board visited the premises and reported unfavorably on the application; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the appeal be and it hereby is denied.

976-27-BZ.

APPLICANT—Philip J. Sinnott, for McMahon Brothers, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit partly in a business district and partly in a residence district the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southwest corner of Queens boulevard and Devon place, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Philip J. Sinnott, John F. McMahon and Mr. Brandt.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.... 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(976-27-BZ)

WHEREAS, Philip J. Sinnott, for McMahon Brothers, owners, filed, September 6, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the extension in area and height of an existing garage for the storage of more than five motor vehicles; premises southwest corner of Queens boulevard and Devon place, Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Queens boulevard is in a business district, Devon place, south of a point 100 ft. south of Queens boulevard, is in a residence district, and Devon place, from Queens boulevard to a point 100 ft. south of Queens boulevard, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 5, 1927 (re Alt. No. 3609-27), reads:

"The erection or extension of a building in a business and residence district for use as a public garage is contrary to Art. 2, Section 4 Zone Law.";

and

WHEREAS, the northerly property (100 ft. by 100 ft. in area) of the building is in the business district and the southerly portion (100 ft. by 50 ft. in area) is in the residence district; the existing garage is non-fireproof, one story in height, having a frontage of 89 ft. 7 in. on Queens boulevard and 150 ft. on Devon place and sets back 10 ft. from the building line on Devon place; it is proposed to extend the first story out to the building line of Devon place for a 100 ft. portion of this frontage and to erect a second story over the entire structure as extended; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant is entitled to relief under section 21 of the building zone resolution; and

WHEREAS, applicant has filed 79 per cent. consents of an area deemed affected by the board, being practically in accordance with section 7g of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, only as far as it affects the extension of the building on the Devon place frontage westward 10 ft. or to the building line of Devon place for a depth of 100 ft. and the addition of a story over the whole area, on condition that the facade of building shall be erected in keeping with the existing building, and that the structure shall comply with the requirements of the building code in all respects; all permits required shall be obtained within six months and all work completed within one year from the date of this action.

1123-27-BZ.

APPLICANT—William Meyer, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used for stores on the first story and as dwellings above.

PREMISES AFFECTED—Northwest corner of Central avenue and Meade street (68th street), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: William Meyer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

THE RESOLUTION—

(1123-27-BZ)

WHEREAS, William Meyer, owner, filed, October 20, 1927, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used for stores on the first story and as dwellings above; premises northwest corner of Central avenue and Meade street (68th street), Ridgewood, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Meade street, north of Central avenue, is in a residence district; Central avenue, north side, west of a point 100 ft. east of Richard avenue, is in a

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business district; Central avenue, north side, east of a point 100 ft. east of Richard avenue, is in a residence district; Central avenue, south side, is in a business district, and Richard avenue, north of a point 100 ft. north of Central avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 10, 1927 (re N. B. 13227-27), reads:

"The erection of a structure for use as a store within a residence district is contrary to Section No. 3 of the Zone Law.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 95 ft. on Central avenue and 100 ft. on Meade street; to be occupied as stores on first story and as dwellings above; and

WHEREAS, the applicant has, under the principle of section 7, subdivision g, on an area fixed by the board and deemed affected, filed 97 per cent. consents of the owners within said area.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, for business use only, so far as it affects the first story on the Central avenue front, *on condition* that the remainder of the building or any other building so erected on these premises shall be restricted to conforming residential use and occupancy; *on further condition* that the wall on the Meade street elevation shall return on the Central avenue front not less than 16 in.; that there shall be no commercial display or opening for business use on the Meade street front; that any windows within the store premises on the Meade street front shall be restricted to window openings equipped with fixed sash; that there shall be no advertising of any nature or description permitted on the Meade street elevation; that any advertising on the Central avenue elevation shall be limited to and restricted to the plate glass show windows on the store front; that the exterior of the building on both street fronts, other than the plate glass show windows on the Central avenue elevation, shall be finished with face brick and natural stone or architectural terra cotta trimmings, and that all permits required shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

961-27-BZ.

APPLICANT—The New York Edison Company, owner.

SUBJECT—Application, re decision of the superintendent of buildings, under sections 7-c and 21 of the building zone resolution, to permit in a residence district the alteration and extension of an existing transforming and electrical distributing station.

PREMISES AFFECTED—148-148½ 40th street and 151-153 East 39th street, Manhattan.

APPEARANCES—

For Applicant: E. M. Van Nordan and Robert Kohler.

For Opposition: John P. Fox, J. Burmeister, David Kenymer, Philip Cobden, Mr. Mooney, Rosa Wolf and Prof. Kendrick.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(961-27-BZ)

WHEREAS, The New York Edison Co., owner, filed, August 30, 1927, an application, under the building zone resolution, to permit in a residence district the alteration

and extension to an existing transforming and electrical distributing station; premises 151-153 East 39th street and 148-148½ East 40th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 39th street is in a residence district, that East 40th street is in a residence district and that Third avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 10, 1927 (re Applic. 1703-27), reads:

"1. Proposed occupancy is contrary to the provisions of Sections 3 and 6 of the Zoning Resolution.";

and

WHEREAS, the existing building is of fireproof construction, four stories in height, with a frontage of 36 ft. and a depth of 98 ft. 9 in.; occupied as a transforming and electrical distributing station; and

WHEREAS, it is proposed to erect a four-story fireproof rear extension, 98 ft. 9 in. by 36 ft., to the existing electric distributing station on East 39th street, the new rear addition will extend through the block and face on East 40th street, which is within a residence district; and

WHEREAS, the board deemed that applicant, in light of the existing public utility use, has substantiated his basis of appeal and the board is empowered under section 7, subdivision d, to vary the building zone resolution on the grounds of practical difficulties and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the use district regulations with respect to this building, *on condition* that the building shall not exceed in height four stories, in dimensions 71 ft. above the mean curb level; that the use throughout shall be restricted to the conduct, housing and operation as a rotary transformer distributing station; that there shall be no machinery or machine shop operation conducted on these premises; that there shall be no trucking to or from these premises on the 40th street frontage and that there shall be no vehicular entrance on the 40th street frontage; that there shall not be more than one doorway, not exceeding a width of 44 inches maintained for the emergency exit and not for general entrance and operation of operators on the premises; that the architectural treatment on the street front shall be in substantial accordance with the plans filed in this appeal; that a return shall be made to this board by the architect of the actual working drawings for approval before submission to bureau of buildings; that the building on the street front shall be finished with face brick and natural stone trimmings; that there shall be no sign, lettering or advertising of any nature or description exposed or permitted on the exterior of the premises on 40th street frontage; that there shall be no openings in the gable walls on the property lines; that any machine installed or operated on these premises shall be maintained and stand free of the side gable walls; that there shall be no heating apparatus using coal or oil fuel operated on these premises, and that any permits required shall be obtained within nine months and all work involved shall be completed within eighteen months.

1126-27-BZ.

APPLICANT—Edward Hoffmann, for Pauline Brickman, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1781 Hilder avenue, The Bronx.

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APPEARANCES—

For Applicant: Louis A. Schoffel and Edward Hoffman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy Chief Martin 4
Negative: Commissioner Connell..... 1
Absent 0

THE RESOLUTION—

(1126-27-BZ)

WHEREAS, Edward Hoffman, for Pauline Brickman, owner, filed, October 20, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1781 Hilder avenue, north side of Hilder avenue, intersection of Pelham Parkway, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hilder avenue is in a business district, Pelham Parkway North is in a business district, Pelham Parkway, north side, to west of plot in question, is in an unrestricted district, and Pelham Parkway, south side, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 9, 1928, reads:

"1. Erection and maintenance of gasoline selling station in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 24.76 ft. on Hilder avenue and 125.08 ft. on Pelham Parkway, upon which it is proposed to erect a one-story office building, 12 ft. by 20 ft. in area, and to install four gasoline storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the plot involved in this appeal is of triangular formation, backing up to a designated unrestricted use district and directly opposite, on the highway, an unrestricted district; and

WHEREAS, the applicant has filed owners' consents of 33 parcels of property out of 42 parcels affected by this application on the same street front; and

WHEREAS, the board feels this is a justifiable adjustment, supported by a majority of consents of property owners of interest, materially affected.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be a brick wall, not less than 12 ft. in height, erected on the northerly and easterly boundary lines of the property, faced on the interior of the premises with light-color enamel face brick, the walls coped with natural stone or architectural terra cotta; that no gasoline pump shall be erected within 10 ft. of the building line on the Pelham Parkway frontage; that there shall be but two vehicular entrances, one at the extreme easterly end of the property line of the highway frontage and one at the extreme westerly end of the property on the highway frontage; that these driveway entrances shall not exceed a width of 10 ft.; that a concrete curbing not less than 18 in. in height above grade and 12 in. in depth shall be erected on the building line, fronting the entire property; that there shall be no automobile crankcase or greasing racks, pits or frames erected, maintained or operated on the premises; that any signs or advertising display on the premises shall be restricted to the advertising on the illuminated glass globes of the gasoline pumps; that there shall be not more than

one building erected on the premises, not exceeding an area of 12 ft. by 20 ft., the exterior of which shall be finished with light-color enamel brick; that the roof shall be a hip roof covered with variegated slate or roof tile of Spanish type; that the use and conduct of this building shall be restricted to the accommodation and the shelter of the patrons and operators using the premises; that there shall be no signs displayed on this building other than the lettering restricted to the plate glass windows of this front, and that any permits required shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

664-26-BZ.

APPLICANT—Rouse & Goldstone, for A. B.-28 East 52nd Street Corp., owner.

SUBJECT—Application for reopening—modification and extension of time in which to procure permits—re application (decision of superintendent of buildings) under section 7(c) of the building zone resolution to permit the extension from a business district into a residence district of a proposed business building.

PREMISES AFFECTED—28 East 52nd street and 481 Madison avenue, southeast corner, Manhattan.

APPEARANCES—

For Applicant: Charles C. Craig.

For Opposition: None.

ACTION OF BOARD—Application reopened, time extended and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(664-26-BZ)

WHEREAS, Rouse & Goldstone, for A. B.-28 East 52nd Street Corporation, owner, filed, July 30, 1926, an application, under the building zone resolution, to permit the extension from a business district into a residence district of a proposed business building; premises 28-36 East 52nd street and 481 Madison avenue (southeast corner), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Madison avenue is in a business district, East 52nd street is in a residence district and East 51st street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 19, 1926 (re N. B. 341-1926), which reads:

"1. Building encroaches into residence district, contrary to the provisions of Section 2 of Building Zone Resolution.";

and

WHEREAS, the proposed building is of fireproof construction, 28 stories in height, with a frontage of 100 ft. 5 in. and a depth of 124 ft. 6 in.; to be occupied as a business building; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7c of the building zone resolution and that it would entail practical difficulties and unnecessary hardship to carry out the strict letter of the zoning requirements; and

WHEREAS, this application was granted by the board September 30, 1926, on certain conditions, and applicant requested a modification of the time limit imposed, which was

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granted July 12, 1927, and applicant now requests a modification as to the location of business entrances and a further extension of time.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the area district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be no advertising display of any nature or description, signs or otherwise, within the residence use area; that the sills of any windows within the residence area shall be not less than 2 ft. 6 in. above grade; that the rear walls where exposed above adjoining and abutting premises shall be finished with light-colored face brick; that the requirements of the building zone resolution shall be complied with in all other respects, as to height, area, rear yard requirements and side courts; that all permits necessary for the prosecution of the work shall be obtained in nine months and the building completed within eighteen months from the date of this action—April 24, 1928.

439-27-BZ.

APPLICANT—John J. Dunnigan, for C. B. Grundstein, owner.

SUBJECT—Application for reopening—modification—re application (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1178 East 180th street and 1179 Lebanon street, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(439-27-BZ)

WHEREAS, John J. Dunnigan, for C. B. Grundstein, owner, filed, April 22, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1178 East 180th street and 1179 Lebanon street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 11, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 180th street is in a business and residence district, Lebanon street is in a business district and Morris Park avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 21, 1927 (re N. B. 902-1927), reads:

"Erection of proposed garage for storage of more than five (5) motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 80.66 ft. on Lebanon street and 28.92 ft. on East 180th street and a depth of 200.27 ft. and 209.27 ft., irregular; to be occupied as a garage for the storage of more than five (5) motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship, irregular shape of the plot and its location with relation to the railroad structure; furthermore, this plot, the property of the owner of adjoining six-story apartment house, offers a buffer between the railroad and apartment house and is intended for the accommodation of the automobiles of tenant occupants of apartment house; and

WHEREAS, this application was granted by the board at its meeting, October 11, 1927, on certain conditions, and applicant requested a modification of these conditions and omission of the restriction as to location of gasoline storage, which was granted by vote of the board.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be restricted in height to a two-story structure above grade on the Lebanon street frontage and shall be restricted to not more than one story in height above grade on the East 180th street frontage; that there shall be not more than one vehicular entrance, not exceeding nine (9) feet in clear width from jamb to jamb on the East 180th street frontage; that no sign or advertising structure shall be erected or maintained on the roof; that the easterly gable wall shall be unpierced throughout its entire height and length; that the elevations on both street fronts shall be finished with face brick and architectural terra cotta; that the front elevations on both streets shall be topped out with a pediment coping wall with architrave and frieze immediately above the lintels of the second story opening, the front wall to be laid up in two-tone buff-colored brick; that there shall be no portable gasoline tanks operated outside of this building on the street fronts; that all necessary permits shall be obtained within six months and the work completed within one year from the date of this action.

Adjourned 6.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

RULES

COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

Amended Resolution Adopted by the Board of Appeals, March 16, 1920, Under Cal. No. 549-17-BZ

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

RULES

COVERING THE DESIGN OF REINFORCED CONCRETE FLAT SLABS.

Adopted by the Board of Standards and Appeals, July 8, 1920, under Cal. 395-20-S.

Rule 1. Application. The rules governing the design of reinforced concrete flat slabs shall apply to such floors and roofs, consisting of three or more rows of slabs, without beams or girders, supported on columns, the construction being continuous over the columns and forming with them a monolithic structure.

Rule 2. Compliance with Building Code. In the design of reinforced concrete flat slabs, the provisions of article 16 of the building code shall govern with respect to such matters as are specified therein.

Rule 3. Assumptions. In calculations for the strength of reinforced concrete flat slabs, the following assumptions shall be made:

(a) A plane section before bending remains plane after bending;

(b) The modulus of elasticity of concrete in compression within the allowable working stresses is constant;

(c) The adhesion between concrete and reinforcement is perfect;

(d) The tensile strength of concrete is nil;

(e) Initial stress in the reinforcement due to contraction or expansion in the concrete is negligible.

Rule 4. Stresses. (a) The allowable unit shear in reinforced concrete flat slabs on the bd section around the perimeter of the column capital shall not exceed one hundred twenty (120) pounds per square inch; and the allowable unit shearing stress on the bjd section around the perimeter of the drop shall not exceed sixty (60) pounds per square inch, provided that the reinforcement is so arranged or anchored that the stress may be fully developed for both positive and negative moments.

(b) The extreme fibre stress to be used in concrete in compression at the column head section shall not exceed seven hundred fifty (750) pounds per square inch.

Rule 5. Columns. For columns supporting reinforced concrete flat slabs, the least dimension of any column shall be not less than one-fifteenth ($1/15$) of the average span of any slabs supported by the columns; but in no case shall such least dimension of any interior column supporting a floor or roof be less than sixteen (16) inches when round nor fourteen (14) inches when square; nor shall the least dimension of any exterior column be less than fourteen (14) inches.

Rule 6. Column Capital. Every reinforced concrete column supporting a flat slab shall be provided with a capital whose diameter is not less than 0.225 of the average span of any slabs supported by it. Such diameter shall be measured where the vertical thickness of the capital is at least one and one-half ($1\frac{1}{2}$) inches, and shall be the diameter of the inscribed circle in that horizontal plane. The slope of the capital considered effective below the point where its diameter is measured shall nowhere make an angle with the vertical of more than forty-five (45) degrees. In case a cap of less dimensions than hereinafter described as a drop, is placed above the column capital, the part of this cap enclosed within the lines of the column capital extended upward to the bottom of the slab or drop at the slope of forty-five (45) degrees may be considered as part of the column capital in determining the diameter for design purposes.

Rule 7. Drop. When a reinforced concrete flat slab is thicker in that portion adjacent to or surrounding the column, the thickened portion shall be known as a drop. The width of such drop when used, shall be determined by the shearing stress in the slab around the perimeter of the drop, but in no case shall the width be less than 0.33 of the average span of any slabs of which it forms a part. In computing the thickness of drop required by the negative moment on the column head section, the width of the drop only shall be considered as effective in resisting the compressive stress, but in no case shall the thickness of such drops be less than 0.33 of the thickness of the slab. Where drops are used over interior columns, corresponding drops shall be employed over exterior col-

umns and shall extend to the one-sixth ($1/6$) point of the panel from the center of the column.

Rule 8. Slab Thickness. The thickness of a reinforced concrete flat slab shall be not less than that derived by the formulae $t = 0.024 L \sqrt{w} + 1\frac{1}{2}$ for slabs without drops, and $t = 0.02 L \sqrt{w} + 1$ for slabs with drops, in which t is the thickness of the slab in inches, L is the average span of the slab in feet, and w is the total live and dead load in pounds per square foot; but in no case shall this thickness be less than one-thirty-second ($1/32$) of the average span of the slab for floors, nor less than one-fortieth ($1/40$) of the average span of the slab for roofs, nor less than six (6) inches for floors nor less than five (5) inches for roofs.

Rule 9. Reinforcement. (a) In the calculation of moments at any section, all the reinforcing bars which cross that section may be used, provided that such bars extend far enough on each side of such section to develop the full amount of the stress at that section. The effective area of the reinforcement at any moment section shall be the sectional area of the bars crossing such section multiplied by the sine of the angle of such bars with the plane of the section. The distribution of the reinforcement of the several bands shall be arranged to fully provide for the intermediate moments at any section.

(b) Splices in bars may be made wherever convenient but are preferably at points of minimum stress. The length of any splice shall be not less than eighty (80) bar diameters and in no case less than two (2) feet. The splicing of adjacent bars shall be avoided as far as possible. Slab bars which are lapped over the column, the sectional area of both being included in the calculation for negative moment, shall extend to the lines of inflection beyond the column center.

(c) When the reinforcement is arranged in bands, at least fifty (50) per cent of the bars in any band shall be of a length not less than the distance center to center of columns measured rectangularly and diagonally; on bars used as positive reinforcement shall be of a length less than half ($1/2$) the panel length plus forty (40) bar diameters for cross bands, or less than seven-tenths ($7/10$) of the panel length plus forty (40) bar diameters for diagonal bands and no bars used as negative reinforcement shall be of a length less than half ($1/2$) the panel length. All reinforcement framing perpendicular to the wall in exterior panels shall extend to the outer edge of the panel and shall be hooked or otherwise anchored.

(d) Adequate means shall be provided for properly maintaining all slab reinforcement in the position assumed by the computations.

Rule 10. Line of Inflection. In the design of reinforced concrete flat slab construction, for the purpose of making calculations of the bending moments at sections other than defined in these rules, the line of inflection shall be considered as being located one-quarter ($1/4$) the distance, center to center, of columns, rectangularly and diagonally, from center of columns for panels without drops, and three-tenths ($3/10$) of such distance for panels with drops.

Rule 11. Moment Sections. For the purpose of design of reinforced concrete flat slabs, that portion of the section across a panel, along a line midway between columns, which lies within the middle two quarters of the width of the panel shall be known as the inner section, and those portions of the section in the two outer quarters of the width of the panel shall be known as the outer sections. Of the section which follows a panel edge from column to column and which includes the quarter perimeters of the edges of the column capitals, that portion within the middle two quarters of the panel width shall be known as the mid section and the two remaining portions, each having a projected width equal to one-quarter of the panel width, shall be known as the column head sections.

RULES

Rule 12. Bending Moments. In the design of reinforced concrete flat slabs the following provisions with respect to bending moments shall be observed. In the moment expressions used:

W is the total dead and live load on the panel under consideration, including the weight of drop whether a square, rectangle or parallelogram;

W_1 is the total live load on the panel under consideration;

L is the length of side of a square panel center to center of columns; or the average span of a rectangular panel which is the mean length of the two sides;

n is the ratio of the greater to the less dimension of the panel;

h is the unsupported length of a column in inches, measured from top of slab to base of capital;

I is the moment of inertia of the reinforced concrete column section.

A. Interior Square Panels. The numerical sum of the positive and negative moments shall be not less than $1/17 W L$. A variation of plus or minus five (5) per cent shall be permitted in the expression for the moment on any section, but in no case shall the sum of the negative moments be less than sixty-six (66) per cent of the total moment, nor the sum of the positive moments be less than thirty-four (34) per cent of the total moment for slabs with drops; nor shall the sum of the negative moments be less than sixty (60) per cent of the total moment, nor the sum of the positive moments be less than forty (40) per cent of the total moment for slabs without drops.

1. In *two-way systems*, for slabs with drops, the negative moment resisted on two column head sections shall be $-1/32 W L$; the negative moment on the mid section shall be $-1/133 W L$; the positive moment on the two outer sections shall be $+1/80 W L$ and the positive moment on the inner section shall be $+1/133 W L$; and for slabs without drops, the negative moment resisted on two column head sections shall be $-1/36 W L$, the negative moment on the mid section shall be $-1/133 W L$, the positive moment on the two outer sections shall be $+1/63 W L$ and the positive moment on the inner section shall be $+1/133 W L$.

2. In *four-way systems*, the negative moments shall be as specified for Two-Way Systems; the positive moment on the two outer sections shall be $+1/100 W L$ and the positive moment on the inner section shall be $+1/100 W L$ for slabs with drops; and the positive moment on the two outer sections shall be $+1/174 W L$, and the positive moment on the inner section shall be $+1/100 W L$ for slabs without drops.

3. In *three-way systems*, the negative moment on the column head and mid sections and the positive moment on the two outer sections, shall be as specified for Four-Way Systems. In the expression for the bending moments on the various sections, the length L shall be assumed as the distance center to center of columns and the load W as the load on the parallelogram panel.

B. Interior Rectangular Panels.

1. When the ratio n does not exceed 1.1, all computations shall be based on a square panel of a length equal to the average span, and the reinforcement shall be equally distributed in the short and long directions according to the bending moment coefficients specified for interior square panels.

2. When the ratio n lies between 1.1 and 1.33, the bending moment coefficients specified for interior square panels shall be applied in the following manner:

(a) In *two-way systems*, the negative moments on the two column head sections and the mid section and the positive moment on the two outer sections and the inner section at right angles to the long direction shall be determined as for a square panel of a length equal to the greater dimensions of the rectangular panel; and the corresponding moments on the sections at right angles

to the short direction shall be determined as for a square panel of a length equal to the lesser dimensions of the rectangular panel. In no case shall the amount of reinforcement in the short direction be less than two-thirds ($2/3$) of that in the long direction. The load W shall be taken as the load on the rectangular panel under consideration.

(b) In *four-way systems*, for the rectangular bands, the negative moment on the column head sections and the positive moment on the outer sections shall be determined in the same manner as indicated for *two-way systems*.

For the diagonal bands the negative moments on the column head and mid sections and the positive moment on the inner section shall be determined as for a square panel of a length equal to the average span of the rectangle. The load W shall be taken as the load on the rectangular panel under consideration.

(c) In *three-way systems*, the negative and positive moments on the bands running parallel to the long direction shall be determined as for a square whose side is equal to the greater dimension; and the moments on the bands running parallel to the short direction shall be determined as for a square whose side is equal to the lesser dimension. The load W shall be taken as the load on the parallelogram panel under consideration.

C. Exterior Panels. The negative moments at the first interior row of columns and the positive moments at the center of the exterior panels on moment sections parallel to the wall, shall be increased twenty (20) per cent over those specified above for interior panels. The negative moment on moment sections at the wall and parallel thereto shall be determined by the conditions of restraint, but the negative moment on the mid section shall never be considered less than fifty (50) per cent and the negative moment on the column head section never less than eighty (80) per cent of the corresponding moments at the first interior row of columns.

D. Interior Columns shall be designed for the bending moments developed by unequally loaded panels, eccentric loading or uneven spacing of columns. The bending moment resulting from unequally loaded panels shall be considered as $1/40 W_1 L$, and shall be resisted by the columns immediately above and below the floor line under consideration in direct proportion to the values of their ratios of I/h .

E. Wall Columns shall be designed to resist bending in the same manner as interior columns, except that W shall be substituted for W_1 in the formula for the moment. The moment so computed may be reduced by the counter moment of the weight of the structure which projects beyond the center line of the wall columns.

F. Roof Columns shall be designed to resist the total moment resulting from unequally loaded panels, as expressed by the formulae in paragraphs (D) and (E) of this rule.

Rule 13. Walls and Openings. In the design and construction of reinforced concrete flat slabs, additional slab thickness, girders or beams shall be provided to carry any walls or concentrated loads in addition to the specified uniform live and dead loads. Such girders or beams shall be assumed to carry twenty (20) per cent of the total live and dead panel load in addition to the wall load. Beams shall also be provided in case openings in the floor reduce the working strength of the slab below the prescribed carrying capacity.

Rule 14. Special Panels. For structures having a width of less than three (3) rows of slabs, or in which exterior drops, capitals or columns are omitted, or in which irregular or special panels are used, and for which the rules relating to the design of reinforced flat slabs do not directly apply, the computations in the analysis of the design of such panels, shall when so required, be filed with the superintendent of buildings.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
- 1372-21-SA—Ford Fire Line Reducing Valve, approval of.
- 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1106-25-SA—Modern Oil Burner, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.

- 1264-25-SA—Koerting Gear Pump, approval of.
- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 418-26-SA—Film Inspection Machine (approved type), approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
- 950-26-SA—Ideal Fuel Oil Burner, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
- 900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
- 1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.
- 1071-27-SA—New Process Oil Burner, approval of.
- 1094-27-SA—Fluid Heat Domestic Fuel Oil Burner, Type O, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
- 1259-27-SA—Pioneer Automatic Oil Burner, approval of.
- 1290-27-SA—Edwards Tank Sentinel, approval of.
- 1307-27-SA—A B C Angle Hose Valve, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 304-28-SA—Crocker 2½-Inch Angle Hose Valve, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	52
		Dismissed	32
		Denied	122
Cases filed up to April 25, 1928.....	395	Granted	2
		Granted on condition.....	189
		Appliances approved.....	21
Restored to calendar.....	35	Appliances dismissed, disapproved or withdrawn....	11
		Rules approved.....	1
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	82	Requests to reopen granted.....	70
Requests to amend.....	17	Requests to reopen denied.....	11
Requests for modification.....	6	Requests to amend granted.....	17
Requests to rescind.....	2	Requests to amend denied.....	0
Requests for extension of time.....	18	Requests for modification granted.....	3
Requests for extension of permit.....	2	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	2
Requests for approval of plans.....	10	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	16
Requests for interpretation.....	1	Requests for extension of time denied.....	2
Total	1237	Requests for extension of permit granted.....	1
Disposed of.....	568	Requests for extension of permit denied.....	1
Cases pending April 25, 1928.....	669	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	9
		Plans disapproved.....	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	1
		Requests withdrawn or dismissed.....	1
		Total	568

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, May 1, 1928, 10 a. m.

Minutes of Regular Meeting, May 1, 1928, 2 p. m.

Rules for Testing of Wood.

Proposed Amendments to "Standpipe"—"Fire Line" Rules.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, May 8, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, May 15, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to May 2, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
415-28-A.....	F.D.....	102-110 Attorney st., Man., F-32112
414-28-BZ.....	B.B.B....	1465-75 Gravesend ave., Bklyn., Applic. 4698-28
413-28-BZ.....	F.D.....	Northwest corner of Wood- haven blvd., corner Albert st., Ozone Park, Q., Alt. 265-28
412-28-A.....	F.D.....	1493-1501 Broadway, Man., L. C. 41433
411-28-A.....	F.D.....	615-633 W. 59th st., Man., Alt. 716-28
410-28-S.....	H.D.....	2484 Pitkin ave., Bklyn., Sanitary Certificate
409-28-A.....	F.D.....	South side of Leggett ave., from Truxton to Dupont sts., Bx., Alt. 2428-27
408-28-S.....	F.D.....	910 E. 138th st., Bx., L. D. 99973
407-28-BZ.....	B.B.Bx...	West side of Morrison ave., 100 ft. south of Westchester ave., Bx., N. B. 913-28
406-28-BZ.....	F.D.....	53-16 to 53-20 Metropolitan ave., Ridgewood, Q., Alt. 962-28
405-28-BZ.....	F.D.....	387 Hawthorne st., Bklyn., Alt. 898-28
404-28-SA.....	F.D.....	Signal Engineering Sprinkler Alarm Panel, Appliance
403-28-S.....	B.B.M....	253-255 W. 27th st., Man., N. B. 194-28
402-28-A.....	F.D.....	47-49 Mercer st., Man., F-25754
401-28-A.....	F.D.....	2528 Broadway, Man., Alt. 2923-27
400-28-A.....	F.D.....	31-41 Van Dam st., Man., Alt. 3009-27
399-28-A.....	F.D.....	146-148 Union st., Bklyn., Alt. 309-28
398-28-S.....	F.D.....	814-826 Eighth ave., Man., L. F. 22487
397-28-BZ.	B.B.B. & F.D.	2684-2692 Coney Island ave., Bklyn., Applic. 2185-28 & Alt. 776-28
396-28-A.....	B.B.M....	34-36 W. 44th st. (3rd floor), Man., Viol. 1040-26

Restored to Calendar.

912-27-A.....	F.D.....	420-428 E. 31st st., Man., F-22990
328-27-SA.....	F.D.....	Holby Oil Burner, Appliance
2522-17-S.....	F.D.....	244-246 E. 52nd st., Man., L. D. 89600

CODE.

F.D.....	Fire Department
H.D.....	Health Department

B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR TUESDAY, MAY 8, 1928, 2 P. M.

Building Zone Cases.

1171-27-BZ.	APPLICANT—Gardiner Conroy, for Sinking Fund Corp., owner.
PREMISES—8414-8418 New Utrecht avenue, west side of New Utrecht avenue, 7 ft. 9 $\frac{3}{8}$ in. north of 18th avenue, Brooklyn.	APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a garage for the storage of more than five (5) motor vehicles.
1231-27-BZ.	APPLICANT—Ferdinand Savignano, for West Eighth Street Arcade, Inc., owner.
PREMISES—52-54 West 8th street, Manhattan.	APPLICATION, under sections 7b, 7c and 21 of the build- ing zone resolution, TO PERMIT, partly in a residence district and partly in a business district, the erection and maintenance of a building to be used as a motion picture theatre, restaurants and offices and also the omission of the required legal rear yard.
1263-27-BZ.	APPLICANT—J. Burmeister, for Laura J. Ligh, owner.
PREMISES—614 Rockland avenue, Egbertville, Borough of Richmond.	APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline service station.
1293-27-BZ.	APPLICANT—McCooey & Conroy, for Daniel Halpern, owner.
PREMISES—Southeast corner of Rockaway boulevard and South 2nd street (83rd street), South Ozone Park, Borough of Queens.	APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline service station.
1294-27-BZ.	APPLICANT—Matthew F. Fagan, for Daleson Realty Corp., owner.
PREMISES—North side of East New York avenue, 40 ft. west of Troy avenue, Brooklyn.	APPLICATION, under sections 7e and 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a garage for the storage of more than five (5) motor vehicles.
1336-27-BZ.	APPLICANT—Henry G. Harrington, for Albert L. Gray, owner.
PREMISES—1785-1789 Bushwick avenue, northeast corner of Jamaica avenue, Brooklyn.	

CALENDAR

APPLICATION, under sections 7e, 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

538-27-BZ.

APPLICANT—William F. Doyle, for Manufacturers Trust Co., owner.

PREMISES—481-497 Eighth avenue, 301-307 West 34th street and 306-320 West 35th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution (reopened to modify),

TO PERMIT in a one, and one-half times height district, extending from a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

176-28-BZ.

APPLICANT—Harry Baer, for 373 Park Avenue Corp., owner.

PREMISES—375 Park avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy of the first story from a residence use to a business use.

220-28-BZ.

APPLICANT—William J. Cherry, for Lutheran Church of the Advent, owner.

PREMISES—1201-1211 Avenue P, northeast corner of East 12th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence and "E" area district the erection and maintenance of a building not less than 10 ft. from the street line and also to occupy more than 70 per cent of a corner lot at curb level, and more than 40 per cent at a point 18 ft. above the curb level.

MAY 8, 1928, 10 A. M.

Appeals from Administrative Orders.

1230-27-A—148-156 Classon avenue and 73-81 Emerson place, Brooklyn.

1232-27-A—190-204 North 12th street and rear of 165-169 North 11th street, Brooklyn.

1252-27-A—68-70 Park avenue, Manhattan.

1264-27-A—4149-4151 Park avenue and 410-420 East 176th street, The Bronx.

1305-27-A—203-229 Nevins street, 259-279 Butler street and 500-520 Baltic street, Brooklyn.

1309-27-A—78-92 Ridge street, Astoria, Borough of Queens.

1310-27-A—1120 East 177th street, southeast corner of Devoe avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 8, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1140-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Westboro Family Laundry Service, Inc., lessee, and Thwaites Place, Inc., owner, to permit in a business district the maintenance of an existing wet wash laundry; premises 1422-1424 Jerome avenue, The Bronx.

ness district the maintenance of an existing wet wash laundry; premises 1422-1424 Jerome avenue, The Bronx.

CAL. NO. 1161-27-BZ—Application, October 28, 1927, under section 21 of the building zone resolution, of Abraham Schwartz, applicant, on behalf of Consolidated Laundries, Inc., owner, to permit in a business district the extension of a laundry occupancy in an existing building; premises 2112-2128 Neptune avenue, southeast corner of West 22nd street, Brooklyn.

CAL. NO. 1184-27-BZ—Application, November 7, 1927, under section 21 of the building zone resolution, of Walter S. Beaver, applicant, on behalf of Realm Realty Corp., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 143-149 Huron street, north side of Huron street, 150 ft. west of Manhattan avenue, Brooklyn.

CAL. NO. 1185-27-BZ—Application, November 7, 1927, under section 21 of the building zone resolution, of Walter S. Beaver, applicant, on behalf of William and Lena Schwartzberg, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 458-466 Leonard street, southeast corner of Manhattan avenue, Brooklyn.

CAL. NO. 1235-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Harry Cook, applicant, on behalf of Landau Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Beach 71st street and Hammels boulevard, Arverne, Borough of Queens.

CAL. NO. 1251-27-BZ—Application, November 29, 1927, under section 21 of the building zone resolution, of Ozark Realty Co., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 594 92nd street, Brooklyn.

CAL. NO. 1292-27-BZ—Application, December 13, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Harold D. Watson, owner, to permit in a residence district the erection and maintenance of a business building; premises 55-61 East 18th street, east side of East 18th street, 105 ft. 9¾ in. north of Church avenue, Brooklyn.

CAL. NO. 682-26-BZ—Application, August 4, 1926, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of William Hagedorn, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor

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vehicles (previously denied); premises southeast corner of Jerome avenue and East 182nd street, The Bronx.

CAL. NO. 547-20-BZ—Application, September 3, 1920, reopened on March 27, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Dorsma Garage Corp., owner, for a modification of the original resolution, to permit, partly in a business district and partly in a residence district, the extension in area of an existing garage for more than five (5) motor vehicles and also the installation of a gasoline service station; premises 1016 St. Nicholas avenue, Manhattan.

CAL. NO. 1286-27-BZ—Application, December 9, 1927, under sections 7e and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of G. M. S. Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 41-43 Snyder avenue, north side of Snyder avenue, 150 ft. 11¼ in. west of Bedford avenue, Brooklyn.

CAL. NO. 724-27-BZ—Application, June 23, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for McIntyre & O'Leary, on behalf of St. James Methodist Episcopal Church, owner, for a modification of the original resolution, to permit in a residence district the erection and maintenance of five (5) apartment houses having stores on the first story; premises 8313-8323 20th avenue, northeast corner of 84th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MAY 8, 1928, 2 P. M.

Petitions for Variations.

- 1306-27-S—203-229 Nevins street, 259-279 Butler street and 500-520 Baltic street, Brooklyn.
- 1308-27-S—1155-1159 61st street, Brooklyn.
- 311-28-S—469-479 Seventh avenue, Manhattan.
- 1114-27-S—810 Broadway, Manhattan.
- 502-27-S—16-24 West 47th street, Manhattan.
- 1204-27-S—361 East 182nd street, northwest corner of Webster avenue, The Bronx.
- 1223-27-S—199 Sackett street and 192-196 Degraw street, Brooklyn.
- 1229-27-S—67-69 Park place, Manhattan.
- 1319-27-S—7-9 Lispenard street, Manhattan.
- 1330-27-S—334-336 Seventh avenue and 200 West 29th street, southwest corner, Manhattan.
- 798-27-S—37-39 West 57th street, Manhattan.
- 1187-27-S—18 West 33rd street, Manhattan.
- 1200-27-S—142 Greene street, Manhattan.
- 1134-27-S—245-249 West 27th street, Manhattan.

**CALL OF CLERK'S CALENDAR
TUESDAY, MAY 15, 1928, AT 2 P. M.**

Building Zone Case.

10-28-BZ.

APPLICANT—Samuel Dickstein, for Louis Adler Realty Corp., owner.

PREMISES—63-91 King street, 189-205 Varick street, 243-267 West Houston street and 366-384 Hudson street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

MAY 15, 1928, 10 A. M.

Appeals from Administrative Orders.

1246-27-A—11 Vestry street, Manhattan.

1289-27-A—648 Broadway, Manhattan.

1299-27-A—233 Harris avenue, Long Island City, Borough of Queens.

1312-27-A—196-206 City Island avenue, The Bronx.

1143-27-A—131-149 Morgan avenue, Brooklyn.

484-27-A—1015 Boulevard and Perrott place, Astoria, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 15, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 986-27-BZ—Application, September 9, 1927, under section 21 of the building zone resolution, of Julius R. Lippman, applicant, on behalf of Frank Fladell, owner, to permit in a "D" area district the maintenance of a private garage for two (2) automobiles on a lot, so that the combined area of the existing dwelling and garage exceeds the allowable 60 per cent of the area of the plot; premises 657 Euclid avenue, Brooklyn.

CAL. NO. 1219-27-BZ—Application, November 17, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Richard P. Sherlock, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 388-394 Coney Island avenue, northwest corner of Caton avenue, Brooklyn.

CAL. NO. 1224-27-BZ—Application, November 18, 1927, under section 21 of the building zone resolution, of Cannava & Viviani, applicants, on behalf of Nicola Grassi, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3000-3010 Boston road, 1061-1069 Adeo avenue and 3001-3009 Lurting avenue, northeast corner of Boston road and Adeo avenue, The Bronx.

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CAL. NO. 1236-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Theodore Smith, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Woodhaven boulevard and 163rd avenue (Sheridan avenue), Aqueduct, Borough of Queens.

CAL. NO. 1257-27-BZ—Application, November 30, 1927, under sections 7c and 21 of the building zone resolution, of James P. Whiskeman, applicant, on behalf of Ronel Realty Co., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 9 East Mosholu Parkway North, east side of East Mosholu Parkway North, 78.66 ft. south of Jerome avenue, The Bronx.

CAL. NO. 1139-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of William Koppe, applicant, on behalf of D'Orio Concrete Construction Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 701 Onderdonk avenue, northeast corner of Palmetto street, Ridgewood, Borough of Queens.

CAL. NO. 1227-27-BZ—Application, November 19, 1927, under section 21 of the building zone resolution, of John Woolley, applicant, on behalf of Bradley Finance Corp., owner, to permit in a residence district the erection and maintenance of a business building (stores); premises north side of East 182nd street, block front between Valentine avenue and Tiebout avenue, The Bronx.

CAL. NO. 1274-27-BZ—Application, December 6, 1927, under sections 7a, 7b, 7e and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Mary E. Ames, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Sanford avenue and 165th street, Flushing, Borough of Queens.

CAL. NO. 489-27-BZ—Application, May 4, 1927, under section 21 of the building zone resolution, of Joseph Presto, applicant and lessee; Ignazio Scilippi, owner, to permit in a business district the erection and maintenance of a chicken market (previously withdrawn); premises 101-01 Northern boulevard (Jackson avenue), northeast corner of 44th street, Corona, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

MAY 15, 1928, 2 P. M.

Appeals from Administrative Orders.

1146-27-A—462 Eighth avenue, Manhattan.

1253-27-A—526 Smith street, Brooklyn.

1258-27-A—498 Broome street, Manhattan.

1280-27-A—289 Fulton street and 264 Washington street, Brooklyn.

1202-27-A—343-345 West 44th street, Manhattan.

1189-27-A—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, May 15, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 1144-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Marben Realty Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Cedar avenue and West 179th street, The Bronx.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 1164-27-BZ—Application, October 28, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of A. W. Palumbo, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Waterbury avenue and Eastern boulevard, The Bronx.

CAL. NO. 1237-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Kate Ruchlis and Israel Berkenfeld, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

CAL. NO. 1067-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Glenhall Realty Co., Inc.,

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owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

CAL. NO. 1103-27-BZ—Application, October 11, 1927, under section 21 of the building zone resolution, of William Domroe and Philip J. Sinnott, applicants, on behalf of Thomas J. Burnett, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station; premises 105-113 Northern boulevard, south side of Northern boulevard, 187 ft. east of Main street, Flushing, Borough of Queens.

CAL. NO. 1061-27-BZ—Application, September 30, 1927, under section 21 of the building zone resolution, of Thomas D. La Colla, applicant, on behalf of Elizabeth Warms, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 103-12 Gilbert street (170th street) and 502 South street (Liberty avenue), Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, MAY 18, 1928, AT 2 P. M.
SPECIAL MEETING.

Rules.

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

CALL OF CLERK'S CALENDAR
TUESDAY, MAY 22, 1928, 2 P. M.

Building Zone Cases.

1297-27-BZ.

APPLICANT—Daniel McNamara, Jr., for Cordovian Realty Corp., owner.

PREMISES—392 14th street, south side of 14th street, 122 ft. 10½ in. east of Seventh avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of four (4) motor vehicles (moving vans).

1340-27-BZ.

APPLICANT—Erin Realty Corp., owner.

PREMISES—4582-4588 Broadway, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1348-27-BZ.

APPLICANT—Edward P. Doyle, for Joseph Friedman, owner.

PREMISES—2753-2761 Coney Island avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1-28-BZ.

APPLICANT—John J. Ryan, for Florence M. Steinberg, owner.

PREMISES—3401 Kingsland avenue, northwest corner of Boston road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

4-28-BZ.

APPLICANT—William F. Doyle, for Locust Hill Avenue Co., owner.

PREMISES—1870-1878 Flatbush avenue, southeast corner of East 38th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1315-27-BZ.

APPLICANT—John P. Walther, for Fannie Gordon, owner.

PREMISES—856 St. Nicholas avenue, 59 St. Nicholas place and 400 West 153rd street, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy from residence use to a business use.

MAY 22, 1928, 10 A. M.

Appeals from Administrative Orders.

1285-27-A—408-422 Hicks street, Brooklyn.

1321-27-A—253-263 Tillary street and 27-32 Park avenue, Brooklyn.

1345-27-A—3336 161st street, west side of 161st street, 500 ft. north of State street, Flushing, Borough of Queens.

1351-27-A—139 Centre street and 105 Walker street, Manhattan.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 22, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 1275-27-BZ—Application, December 6, 1927, under section 21 of the building zone resolution, of Frank W. Fitzpatrick, applicant, on behalf of Western District Cleaners and Dyers, owner, to permit in a business district the maintenance of a dry cleaning establishment; premises 132-136 Academy street, Long Island City, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

MAY 22, 1928, 2 P. M.

Petitions for Variations.

1241-27-S—21-23 West 38th street, Manhattan.

1301-27-S—237-243 Tenth avenue, Manhattan.

1291-27-S—126 West 34th street, Manhattan.

2522-17-S—244-246 East 52nd street, Manhattan.

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990-27-S—225-235 West 37th street (12th floor), Manhattan.
991-27-S—225-235 West 37th street (9th floor, front), Manhattan.
992-27-S—225-235 West 37th street (7th floor), Manhattan.
993-27-S—225-235 West 37th street (5th floor), Manhattan.
994-27-S—225-235 West 37th street (8th floor), Manhattan.
995-27-S—225-235 West 37th street (15th floor), Manhattan.
996-27-S—225-235 West 37th street (4th floor, front), Manhattan.
998-27-S—225-235 West 37th street (3rd floor), Manhattan.
999-27-S—225-235 West 37th street (6th floor, front), Manhattan.

Appliance Submitted for Approval.

1151-27-SA—Allen 2½ Inch Angle Hose Valve, approval of.

MAY 29, 1928, 10 A. M.

Appeals from Administrative Orders.

1352-27-A—119 Fifth avenue, Manhattan.
1355-27-A—351 South 3rd street, Brooklyn.
7-28-A—18 East 60th street and 649 Madison avenue, Manhattan.
912-27-A—420-428 East 31st street, Manhattan.

MAY 29, 1928, 2 P. M.

Petitions for Variations.

1333-27-S—7-15 Richards street, Brooklyn.
1342-27-S—3648 Park avenue, The Bronx.
1354-27-S—530-532 West 27th street, Manhattan.
6-28-S—237-245 West 35th street, Manhattan.
12-28-S—28-30 West 38th street, Manhattan.

Appliance Submitted for Approval.

328-27-SA—Holby Oil Burner, approval of.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 1, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the special meeting of the board, held on Friday morning, April 20, 1928; the minutes of the special meeting of the board, held on Friday afternoon, April 20, 1928; the minutes of the regular meeting of the board, held on Tuesday morning, April 24, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, April 24, 1928, were approved as printed in the Bulletin, No. 18, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

1258-27-A.

APPELLANT—International Bitumenoil Corporation, lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—498 Broome street, Manhattan.

APPEARANCES—

For Appellant J. A. Vandegrift.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 15, 1928, at 2 p. m., pending determination by fire department.

912-27-A.

APPELLANT—D. MacFarlane, for John Vanneck, owner.

SUBJECT—Application for reopening—restoration to calendar, having been previously dismissed for lack of prosecution, re appeal from order of the fire commissioner.

PREMISES AFFECTED—420-428 East 31st street, Manhattan.

APPEARANCES—

For Appellant: D. MacFarlane.

ACTION OF BOARD—Appeal reopened and set for hearing May 29, 1928, at 10 a. m.

THE VOTE TO REOPEN AND SET FOR HEARING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

1287-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Wall and Hanover Street Realty Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—59-61 Wall street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

1284-27-A.

APPELLANT—William Wilson, for Cedar Street Corporation, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—52-56 Cedar street, Manhattan.

APPEARANCES—

For Appellant: William Wilson.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

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THE RESOLUTION—

(1284-27-A)

WHEREAS, William Wilson, for Cedar Street Corporation, owner, filed, December 9, 1927, an appeal from a decision of the fire commissioner, affecting premises 52-56 Cedar street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated November 23, 1927 (Plan No. 1380-27), reads:

"6. Show on section, not to be located over or near shafts or stairs, a standpipe tank of at least 3,500 gallons reserved for standpipe use located at least 20' above penthouse roof level."

and

WHEREAS, the building is fireproof, seven stories and pent house (116 ft.) in height, 66 ft. 4 in. by 63 ft. 8 in. and 76 ft. 6 in., irregular, about 4,600 sq. ft. in area; OCCUPIED for office and banking purposes, not more than 30 persons on a story; EQUIPPED with a standpipe system consisting of one four-inch riser line with outlets at each story and one above the pent house roof, with siamese connection at the street front, fed from a 1,100-gallon pressure tank and a 2,500-gallon supply tank located in the cellar, also two ten horsepower automatic centrifugal pumps; and

WHEREAS, the appellant claims that cast iron columns were used in the construction of the building which are now overstrained according to the present requirements under the building code for cast iron columns; furthermore, the appellant contends that the superintendent of buildings would not permit the additional load of a tank placed on the roof; also that the present standpipe system is adequate.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

1288-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Adams-Starke Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—575 Columbia street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(1288-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Adams-Starke Co., Inc., owner, filed, December 12, 1927, an appeal from an order of the fire commissioner, affecting premises 575 Columbia street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated March 14, 1927 (Order No. 12414-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½-inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building is of frame construction, one story in height, 120 ft. by 150 ft. and 100 ft., irregular, about 15,600 sq. ft. in area; OCCUPIED for the purpose of galvanizing and the storage of iron, 12 persons; and

WHEREAS, the appellant claims that the premises faces on two streets, open and accessible on all sides, within easy reach of seven city fire hydrants; furthermore, the appellant

contends that the nature of the occupancy is non-hazardous; and

WHEREAS, the order is predicated on the area of the premises exceeding 10,000 sq. ft.; and

WHEREAS, the premises consist of a single structure, one story in height, maintained and operated for incombustible industrial operation in single tenancy.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that such auxiliary fire extinguishing appliances as shall be directed by the fire commissioner otherwise shall be installed and maintained, and granted only as long as conditions as to occupancy and use remain unchanged and that the building shall not be increased in height, area or dimension.

1295-27-A.

APPELLANT—James W. Byrnes, for Levy Bros., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—239-245 Hamilton avenue, Brooklyn.

APPEARANCES—

For Appellant: James W. Byrnes.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(1295-27-A)

WHEREAS, James W. Byrnes, for Levy Brothers, owner, filed, December 13, 1927, an appeal from an order of the fire commissioner, affecting premises 239-245 Hamilton avenue and 92-96 Nelson street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 26, 1926 (Order No. 4453-F), reads:

"1. Provide a separate and distinct system of Automatic sprinklers throughout the building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals, May 24th, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919."

and

WHEREAS, the building, facing on two street fronts, is one and four stories in height; the four-story portion having a frontage of 50 ft. on Hamilton avenue, 50 ft. on Nelson street and a depth of 50 ft. at the rear; the one-story section having a frontage of 25 ft. on Hamilton avenue, 27 ft. on Nelson street and a depth of 68 ft. 4 in. at the rear; OCCUPIED by one concern for the manufacture of mattresses and bed springs: 1st story (easterly portion), picking cotton by machine, 4 persons; (westerly section), offices and storage, 2 persons; 2nd story, stuffing and finishing mattresses, 6 persons; 3rd story, operators room, 4 persons; 4th story, manufacture of box springs, 1 person; and

WHEREAS, appellant proposes to provide fireproof sliding doors at the opening on the first story in the brick wall between the easterly and westerly portions of the premises and to provide, on the first story of the building, a sprinkler system fed from the city main; and

WHEREAS, the statement of the Department of Water Supply, Gas and Electricity filed in this case establishes the fixed water pressure as forty-five pounds at curb level on the six and eight-inch mains on the Hamilton and Nelson street fronts.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall be equipped throughout with a sprinkler system supplied by a four-inch

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connection to the city main; that the building shall not be increased in height, area or dimension, and granted only as long as conditions as to occupancy and use remain substantially unchanged.

1245-27-A.

APPELLANT—Louis A. Hornum, for Doran Manganese Bronze Co., lessee.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—526 Columbia street, Brooklyn.

APPEARANCES—

For Appellant: Louis A. Hornum.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1245-27-A)

WHEREAS, Louis A. Hornum, for Doran Manganese Bronze Co., filed, November 11, 1927, an appeal from a decision of the fire commissioner, affecting premises 526 Columbia street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated November 9, 1927 (Alt. 796-23), reads:

"1. Oil burning devices must be approved by the Board of Standards and Appeals.

"6. Pumps must be of a type approved by the Board of Standards and Appeals.

"7. File a certified drawing of pump as approved by the Board of Standards and Appeals."

and

WHEREAS, the building is non-fireproof, one story (42 ft. to top of truss) in height, 88 ft. by 99 ft. 4 in. in area; OCCUPIED as a bronze foundry, 15 persons; and

WHEREAS, there has been installed an oil burning system consisting of a 2,000-gallon fuel oil storage tank, buried outside the building, and 3 ft. below grade; three oil burners for the melting of copper, known as the Hawley-Schwartz Type furnace—a 3/4-inch Monarch oil pump and the necessary valves and piping for a complete installation; and

WHEREAS, appellant contends that the burners are used for melting copper and is known as the Hawley Schwartz type furnace process; that the air pressure used is ten ounces; that the pressure on the oil is just enough to lift it to the top of the furnace where it drips into the air line and is carried by the air into the melting chamber where combustion takes place; that this system is the only practical method known to appellant for use in casting propeller wheels and requests the acceptance of this particular installation; and

WHEREAS, this appeal is limited and restricted to the oil furnace on this particular site and in this particular industrial operation and does not include the general approval of this method of oil burning device.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only as far as it affects the operation of an industrial oil heating furnace on these premises only, *on condition* that the mechanical oil burning equipment shall comply in all other respects with the fuel oil rules of the board of standards and appeals.

BUILDING ZONE CASES

1103-27-BZ.

APPLICANT—Philip J. Sinnott and William Domroe, for Thomas J. Burnett, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the

erection and maintenance of a garage for the storage of more than five (5) motor vehicles, and also a gasoline service station.

PREMISES AFFECTED—105-113 Northern boulevard, south side of Northern boulevard, 187 ft. east of Main street, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Laid over to May 15, 1928, at 2 p. m., on request of applicant.

33-28-BZ.

APPLICANT—William F. Doyle, for L. Haas Realty Corp., owner.

SUBJECT—Application for reopening—request for reconsideration made by Hon. Wm. J. Flynn, re application (decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the alteration and change of occupancy from a garage for the storage of five (5) motor vehicles to a motor vehicle repair shop.

PREMISES AFFECTED—1367 Macombs road, The Bronx.

APPEARANCES—

For Applicant: Wm. J. Flynn, for reopening.

For Opposition: Wm. F. Doyle.

ACTION OF BOARD—Application to reopen denied.

THE VOTE TO REOPEN—

Affirmative	5
Negative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon	5
Absent	0

335-28-BZ.

APPLICANT—S. Robert Putterman, for Celia Rosoff.

SUBJECT—Application for preferential hearing—re application (re decision of the superintendent of buildings) under section of the building zone resolution, to permit under section 21 the erection and maintenance of a gasoline station in a business district.

PREMISES AFFECTED—516-522 Sheepshead Bay road, southeast corner of West 5th street, Brooklyn.

APPEARANCES—

For Applicant: S. Robert Putterman.

For Opposition: None.

ACTION OF BOARD—Application for preference denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon	5
Absent	0

1137-27-BZ.

APPLICANT—Egan & Ittelson, for Bigham Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1731-1741 Jerome avenue, west side of Jerome avenue, 163 ft. south of West 176th street, The Bronx.

APPEARANCES—

For Applicant: R. A. Egan.

For Opposition: Jerome F. Healy, Jr., Henry Lewis and C. Proscy.

ACTION OF BOARD—Application withdrawn on request of applicant's representative.

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THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

1163-27-BZ.

APPLICANT—Alfred J. Boulton, for Danwall Realty Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2985-2995 Avenue S, north-west corner of Gerritsen avenue, Brooklyn.

APPEARANCES—

For Applicant: Alfred J. Boulton.

For Opposition: Leon Singer.

ACTION OF BOARD—Application withdrawn on request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

726-27-BZ.

APPLICANT—Samuel Rosenblum, substituted for William G. Johnson, for Robert Froehlich and Frances Froehlich, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied).

PREMISES AFFECTED—North side of Queens boulevard, 24.5 ft. west of 47th avenue, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application withdrawn on request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

1311-27-BZ.

APPLICANT—Far Flung Realities, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted under the zone resolution.

PREMISES AFFECTED—69-73 East 77th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

1316-27-BZ.

APPLICANT—Joel D. Marder, for N. Y. Hospital-Cornell Medical College Association, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone

resolution, to permit in a two times height district the erection of the street walls of a building to a height exceeding the limit set by the zone resolution.

PREMISES AFFECTED—North side of 69th street, south side of 70th street, from Avenue A to Exterior street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

1002-27-BZ.

APPLICANT—House, Holthusen & McCloskey, substituted for James Kearney, for Three East 66th Street Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a "B" area and residence district the erection and maintenance of an apartment hotel provided with a yard and also an inner court having their dimensions and areas less than required under the zone resolution.

PREMISES AFFECTED—3 East 66th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

WHEREAS, the applicant has failed to file proper proofs of service for two calendar calls, though duly notified to do so;

Resolved, that the application be and it hereby is *dismissed* for lack of prosecution.

1081-27-BZ.

APPLICANT—McCooey & Conroy, for Henry Felsenstein, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence and "C" area district the alteration and extension in height and area of an existing garage for the storage of more than five (5) motor vehicles; also the omission of the rear yard required under the zone resolution.

PREMISES AFFECTED—2042-2044 Ocean avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Oscar W. Swift, Nicholas Crago and Harry M. Weinberger.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Absent 0

THE RESOLUTION—

(1081-27-BZ)

WHEREAS, McCooey & Conroy, substituted for Henry Felsenstein, for William T. Parker and Margaret Parker Bracken, owner, filed, October 5, 1927, an application, under the building zone resolution, to permit in a residence and

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"C" area district the alteration and extension in height and area of an existing garage for the storage of more than five motor vehicles, also the omission of the rear yard required under the zone resolution; premises 2042-2044 Ocean avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 1, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that Ocean avenue, Avenue O and East 19th street are in a residence use district and C area district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 23, 1927 (re App. No. 13548-1927), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 6. Enlarging and extending a public garage in a residential district (Number of cars not stated).

"Also contrary to Art. IV, Sec. 17 of Zone Res. Rear yard not provided as required in a residence district."

and

WHEREAS, the premises consist of a plot 50 ft. by 151 ft. 6 in. on which is a two-story building, 40 ft. by 79 ft. 6 in. in area; occupied as a garage and located in a "C" area and residence use district; it is proposed to enlarge the building to 50 ft. by 151 ft. 6 in. covering the entire lot area at first story, to extend the second story to a point 10 ft. from the rear lot line and erect an elevator pent house; the entire building to be used as a garage for more than five cars; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1174-27-BZ.

APPLICANT—Joseph A. Cox, for Mero Realty Corp, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—679-687 Utica avenue, northeast corner of Clarkson avenue, Brooklyn.

APPEARANCES—

For Applicant: Joseph A. Cox and Israel Goodman.

For Opposition: Meyer Halperin.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1174-27-BZ)

WHEREAS, Joseph A. Cox, for Mero Realty Corp., owner, filed, November 2, 1927, an application, under the building zone resolution, to permit in a business use district the erection and maintenance of a gasoline service station; premises 679-687 Utica avenue, northeast corner of Clarkson avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 1, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Utica avenue is in a business district, Clarkson avenue is in a business district and East 51st street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 26, 1927 (re App. No. 17834-27), reads:

"Proposed gasoline service station to be located in a Business District is contrary to Art. II, Sec. 4a of the Zone Resolution.";

and

WHEREAS, it is proposed to erect a one-story non-fireproof office, 24 ft. by 22 ft. in area, bury six 550-gallon tanks, erect eleven pumps and three grease racks for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the grounds of practical difficulty or unnecessary hardship in that the applicant does not sustain the appeal under this rule of exception.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

16-28-BZ.

APPLICANT—Philip J. Sinnott, for Mollie Rubin, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with store occupancies on the first story.

PREMISES AFFECTED—Southwest corner of Anderson avenue and Shakespeare avenue, The Bronx.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: William Eckenfelder.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(16-28-BZ)

WHEREAS, Philip J. Sinnott, for Mollie Rubin, owner, filed, January 9, 1928, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with store occupancy on the first story; premises southwest corner of Shakespeare avenue and Anderson avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 1, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Shakespeare avenue, Anderson avenue and West 167th street are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered December 28, 1927 (re N. B. 2797-1927), reads:

"1. Proposed business building to be erected in a residence district is contrary to the provisions of the Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, seven stories on Anderson avenue and nine stories on Shakespeare avenue, with a frontage of 190.39 ft. on Anderson avenue and 203.69 ft. on Shakespeare avenue; to be occupied as an apartment house with store occupancy on the first story; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 in view of the surrounding and adjoining conditions.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1203-27-BZ.

APPLICANT—Edward S. Shepherd, owner.

SUBJECT—Application (re decision of superintendent of

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buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—8711 Canarsie lane, northeast corner of Varkens Hook road, Brooklyn.

APPEARANCES—

For Applicant: Edward S. Shepherd.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1203-27-BZ)

WHEREAS, Edward S. Shepherd, owner, filed, November 14, 1927, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline service station; premises 8711 Canarsie lane, northeast corner of Varkens Hook road, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 1, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Canarsie lane, Varkens Hook road and Farragut road are all in a residence district and that Foster avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 24, 1927 (re App. No. 19562), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"The installation of a gasoline service station in a residential district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 99 ft. 10 in. on Canarsie lane, 77 ft. 43/8 in. on Varkens Hook road and a depth of 53 ft. 5 in. at the rear, upon which is located a two-story frame dwelling of owner of premises; on the northerly portion of the plot it is proposed to erect a one-story office, 10 ft. by 16 ft. in area, and to install two gasoline storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1250-27-BZ.

APPLICANT—Louis I. Sieven, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—South side of Fort Hamilton Parkway, 225 ft. west of Chester avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Gilbert J. Reichardt and John Edward Field.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1250-27-BZ)

WHEREAS, Louis I. Sieven, owner, filed, November 29, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises south side of Fort Hamilton Parkway, 225 ft. west of Chester avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 1, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fort Hamilton Parkway, south side, east of a point 100 ft. east of 36th street, is in a business district; Fort Hamilton Parkway, north side, is in a residence district; 36th street is in an unrestricted district; Minna street, east of a point 100 ft. east of 36th street, is in a residence district; Chester avenue, from Fort Hamilton Parkway to a point 100 ft. south, is in a business district, and that Chester avenue, south of a point 100 ft. south of Fort Hamilton Parkway, is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered November 19, 1927 (re Plan No. 3884-27), reads:

"1. A gasoline service station may not be permitted in a business district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 150 ft. on Fort Hamilton Parkway and a depth of 102 ft. 2 7/8 in., upon which it is proposed to erect a one-story office and accessory store and to install six gasoline storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, it developed at the public hearing that the applicant purchased property within the past year; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1084-27-BZ.

APPLICANT—James H. Manney, for Robert Goelet, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—425 Edgecombe avenue, Manhattan.

APPEARANCES—

For Applicant: James H. Manney.

For Opposition: Samuel J. Ohringer.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1084-27-BZ)

WHEREAS, James H. Manney, for Robert Goelet, owner, filed, October 5, 1927, an application, under the building zone resolution, to permit, partly in a residence use district and partly in a business use district, the erection and maintenance of a gasoline service station; premises 425 Edgecombe avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 1, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

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WHEREAS, the use district maps accompanying the building zone resolution show that Edgecombe avenue is in a residence district, St. Nicholas place is in a residence district and West 155th street is in a residence and business district; and

WHEREAS, the decision of the fire commissioner, rendered March 15, 1927 (re Plan No. 1951-27), reads:

"1. A gasoline service station may not be permitted at this location, which is partly in a business and partly in a residence zone. Sec. 4, Building Zone Resolution. Appeal may be taken to the Board of Standards and Appeals.";

and
WHEREAS, it is proposed to bury one 550-gallon tank and erect three pumps on the front of the lot facing Edgecombe avenue for the purpose of conducting a gasoline service station partly in a residence district and partly in a business district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the grounds of difficulty and unnecessary hardship.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1249-27-BZ.

APPLICANT—A. J. Simberg, for Plandwell Construction Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1403-1407 Boston road, north side of Boston road, 25 ft. west of Prospect avenue, The Bronx.

APPEARANCES—

For Applicant: A. J. Simberg and Sigmund Metz.
For Opposition: Harry G. Meister and Henry Mider.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1249-27-BZ)

WHEREAS, A. J. Simberg, for Plandwell Construction Corp., owner, filed, November 29, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1403-1407 Boston road, north side of Boston road, 25 ft. west of Prospect avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 1, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Boston road is in a business district; Prospect avenue, north of a point 100 ft. north of Boston road, is in a residence district; Prospect avenue, south of a point 100 ft. north of Boston road, is in a business district, and East 170th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 18, 1927 (re N. B. 2529-1927), reads:

"Erection and maintenance of proposed gasoline selling station in a business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 72 ft. and a depth of 90 ft.; it is proposed to occupy the south-

easterly portion of premises as a gasoline service station and remainder as showroom and auto laundry; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 in view of the adjoining and abutting conditions, in that the applicant does not sustain the appeal under this rule of exception.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

228-27-BZ.

APPLICANT—Thomas J. Higgins, substituted for Philip J. Sinnott, for Grace Neiderstein, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

PREMISES AFFECTED—14-30 Empire boulevard, Brooklyn.

APPEARANCES—

For Applicant: Thomas J. Higgins.
For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(228-27-BZ)

WHEREAS, Thomas J. Higgins, substituted for Philip J. Sinnott, for Grace Neiderstein, owner, filed, March 4, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 14-30 Empire boulevard, south side of Empire boulevard, 93 ft. east of Flatbush avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 1, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Empire boulevard, south side, is in a business district; Empire boulevard, north side, west of Washington avenue, is in a residence district; Empire boulevard, north side, east of Washington avenue, is in a business district; Washington avenue, south of Empire boulevard, is in a business district; Washington avenue, north of Empire boulevard, east side, is in a business district; Washington avenue, north of Empire boulevard, west side, is in a residence district; Flatbush avenue, south of Empire boulevard, is in a business district, and Flatbush avenue, north of Empire boulevard, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 19, 1927 (re App. 23259-1926), reads:

"Proposition contrary to the Zone Resolution Art. II, Sec. 4a, subdiv. 4. The installation of a gasoline service station in a business district.";

and

WHEREAS, the premises consist of a triangular shaped plot of ground having a frontage of 150 ft. on Empire boulevard, a width of 140 ft. along the rear and a distance of 60 ft. along the westerly side, upon which it is proposed to erect a one-story office, 15 ft. by 15 ft. in area, and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

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85-28-BZ.

APPLICANT—William F. Doyle, for Louis Security Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a one and one-half times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

PREMISES AFFECTED—576-582 Eighth avenue, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle, Monte London and J. W. Danahey.

For Opposition: None.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(85-28-BZ)

WHEREAS, William F. Doyle, for Louis Security Co., owner, filed, January 30, 1928, an application, under the building zone resolution, to permit in a one and one-half times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution; premises 576-582 Eighth avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 1, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that area, west of a north and south line located 100 ft. east of Eighth avenue, north of West 38th street (except the block front on west side of Eighth avenue between 38th street and 39th street is in a one and one-half times height district; area east of a north and south line located 100 ft. west of Eighth avenue, south of West 39th street (except the block front on east side of Eighth avenue between 38th and 39th street), is in a two times height district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 24, 1928 (re N. B. 29-28), reads:

"1. Height of building exceed limitations imposed by Sections 8 and 9 Building Zone Resolution."; and

WHEREAS, it is proposed to erect a building with 25 per cent. manufacturing and remainder office occupancy, with the front street wall erected 200 ft. in height, at this height the first setback, conforming to a two times height district, will start; the street wall in this case is limited to 150 ft. in height without a setback under the requirements of the zone resolution; and

WHEREAS, this property lies within a one and one-half times height district; the entire street front on opposite side of this street and for five blocks south on both sides of the street is within a two times height district; this section to the east on all streets is in a two times height district; and

WHEREAS, the board deems that this is a proper case for the adjustment and exercise of its discretion under section 21 of the building zone resolution; and

WHEREAS, a general application addressed to the Board of Estimate and Apportionment, supported by 80 per cent. of the ownership of property on Eighth avenue, north of 33rd to 56th street endorsing the amendment to the zoning law for the increased two times height district on Eighth avenue was filed in this case.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the height

district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects a variation of the height regulations of the zoning resolution for a two times height district, *on condition* that the requirements of the zoning law shall be complied with in all other respects, and that all permits shall be obtained within nine months and all work in connection therewith shall be completed within one year from the date of this action.

1054-23-BZ.

APPLICANT—F. W. Rinn, for Frank R. Hewitt, owner.

SUBJECT—Application for reopening—extension of permit—re application (order of fire commissioner) to permit in a residence district the maintenance of a garage for the storage of two (2) pleasure motor vehicles, two spaces rented to persons not residing on the premises.

PREMISES AFFECTED—2250 Aqueduct avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Application reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1054-23-BZ)

WHEREAS, F. W. Rinn, for Frank R. Hewitt, owner, filed, September 4, 1923, an application, under the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of two pleasure motor vehicles, two spaces rented to persons not residing on the premises; premises 2250 Aqueduct avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, February 5, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Aqueduct avenue and Buchanan place are residence districts; and

WHEREAS, the order of the fire commissioner, dated August 16, 1923 (Order No. 19432-C), reads:

"1. Discontinue the use of premises as a garage which is not used as an accessory to dwelling on same lot."; and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 18½ ft. and a depth of 25 ft., located at the rear of a frame dwelling; occupied as a garage for two motor vehicles; and

WHEREAS, applicant has filed the duly acknowledged consents of the owners of 85 per cent. of the property frontage deemed by the board to be affected; and

WHEREAS, this application was granted February 5, 1924, and April 27, 1926, for a temporary period of two years, and applicant requests a further extension of time.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the capacity of the garage be limited to two automobiles of the pleasure car type, space for which may be rented to persons not residing on the premises; that the ceiling shall be fire-retarded in accordance with the rules of the board of standards and appeals and fire-stopped at junction of side walls and ceiling; that the wall shall be of unpierced masonry, and that this permission shall be granted for a temporary period of one year from April 27, 1928.

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747-26-BZ.

APPLICANT—Norman N. Nacman, for Dora A. De-Waltoff, owner.

SUBJECT—Application for reopening—extension of time—re application (re decision of tenement house commissioner) under section 21 of the building zone resolution, to permit in an "E" area and also residence district the omission of the required set back and also the occupancy of a greater portion of the lot than that permitted by the zone resolution.

PREMISES AFFECTED—Southeast corner of Ridge boulevard and 87th street, Brooklyn.

APPEARANCES—

For Applicant: D. De Waltoff and Norman N. Nacman.

For Opposition: None.

ACTION OF BOARD—Application reopened and time to procure permits extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(747-26-BZ)

WHEREAS, Norman N. Nacman, for Dora De Waltoff, owner, filed, September 3, 1926, an application, under the building zone resolution, to permit in an "E" area and also residence use district the omission of the required setback and the occupancy of a greater portion of the lot than that permitted by the zone resolution; premises southeast corner of Ridge boulevard and 87th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 87th street is in an "E" area and residence use district and that 88th street is in a "C" area and residence use district; and

WHEREAS, the decision of the tenement house commissioner, rendered July 1, 1926 (N. B. 651-26), reads:

"1. These premises are located in an "E" residential district and building is not shown 10' from line of streets also courts and percent of lot occupied not shown to conform to requirements of these districts. Violation zone resolutions."

and

WHEREAS, the proposed building is to be of non-fireproof construction, six stories in height, with a frontage of 100 ft. on Ridge boulevard and 90 ft. on 87th street; to be occupied as an apartment house; it is proposed to omit the 10 ft. setback from the building line and to occupy approximately 84 per cent. of the lot on all stories; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship; and

WHEREAS, this application was granted by the board at its meeting, December 14, 1926, on certain conditions, and applicant requested a modification of the time limit.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the area district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building, throughout its entire length, on the 87th street front, shall be set back 10 ft. from the building line, and that all permits necessary for the prosecution of the work shall be obtained within ninety days and the building completed within one year from the date of this action—May 1, 1928.

711-27-BZ.

APPLICANT—William F. Doyle, for William Redmond, owner.

SUBJECT—Application for reopening—extension of time to procure permits—re application (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1923-1933 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and time to procure permits extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(711-27-BZ)

WHEREAS, William F. Doyle, for William Redmond, owner, filed, June 21, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1923-1933 Coney Island avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 18, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Coney Island avenue is in a business district and East 12th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 9, 1927 (App. No. 10510-1927), reads:

"Proposition contrary to Zone Resolution. Art. II.

Sec. 4a. Subdivision 15. The erection of a public garage for more than five (5) motor vehicles in a business district."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 94 ft. 4¼ in. and a depth of 106 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, three former applications were granted on this same street front, between the same intersecting streets, under the same rule of exception, section 7, subdivision e, the board deems the application should be granted; and

WHEREAS, this application was granted by the board at its meeting, October 18, 1927, and applicant requested a modification of the time limit imposed.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the proposed garage shall be restricted in height to a one-story building above grade; that the rear and gable walls shall be unpierced throughout their entire height and length; that not less than six automatic roof skylights shall be installed, glazed with plain glass, protected with wire guards above and below; that fixed double-rung iron ladders shall be installed in both corners at the rear of building to scuttle in roof; that the front elevation shall be finished with face brick and architectural terra cotta; that the coping wall on front shall be topped out in pediment lines with a frieze and architrave below same; that no roof signs shall be erected or maintained; that any advertising display on the front of the building shall be restricted to flat wall signs, other than one projecting electrically-illuminated sign, indi-

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cating the title of business conducted on premises; that any gasoline storage tanks installed shall be located along the southerly gable wall to the front of the building, and that all permits required shall be obtained within ninety days and any work involved thereby completed within ninety days from the date of this action—May 1, 1928.

1365-24-BZ.

APPLICANT—Nathan D. Shapiro, for Macus Leavitt, owner.

SUBJECT—Application for reopening—extension of time to procure permits—re application (decision of the superintendent of buildings) under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1839-1845 Cropsey avenue, Brooklyn.

APPEARANCES—

For Applicant: Nathan D. Shapiro.

For Opposition: None.

ACTION OF BOARD—Application reopened and time to procure permits extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(1365-24-BZ)

WHEREAS, Nathan D. Shapiro, for Marcus Leavitt, owner, filed, March 18, 1924, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1839-1845 Cropsey avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, February 17, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cropsey avenue, Bay 20th street and Bay 19th street are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered October 28, 1924, in acting on App. No. 21327-24, reads:

“Proposition contrary to the Zone Resolution, Art. II, Sec. 4.

“A public garage for more than five motor vehicles in a business district.”;

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 70 ft.

and a depth of 100 ft., irregular, in area; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, there existed on this street between the intersecting streets on July 28, 1916, a stable for more than five horses; and

WHEREAS, the application was granted by the board of appeals at its meeting, February 17, 1925, on certain conditions, and applicant requested a modification of these conditions as to the time limit imposed and has requested a further modification.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building be limited to one story in height above grade; that the roof be of flat design and construction; that the exterior of the street walls on both fronts be finished in light-colored face brick, laid out in panel design, with architectural terra cotta or stone trimmings; that any openings on the Bay 20th street side shall be restricted to windows the sills of which shall be not less than 5 ft. 6 in. above grade, and not more than one emergency exit door not exceeding a width of 3 ft. 8 in.; that there shall be no advertising signs or display on the Bay 20th street side of the structure, and there shall be no advertising sign other than one projecting electric sign on the Cropsey avenue front; that any gasoline storage equipment installed shall be located at the extreme westerly end of the building on the Cropsey avenue front; and

Resolved, further, that all permits necessary for the prosecution of the work shall be obtained within ninety days and the building completed within one year from the date of this action—May 1, 1928.

APPROVAL OF PLAN

984-27-BZ.

APPLICANT—Philip J. Sinnott, for T. & R. Construction Co., owner.

SUBJECT—Application for approval of plans in accordance with resolution adopted by the board March 6, 1928.

PREMISES AFFECTED—Southwest corner of West 167th street and Sedgwick avenue, Bronx.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report. Engineer's report adopted and plans approved.

THE VOTE TO ADOPT REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

Adjourned, 3.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

CONCRETE RULES

USE OF HYDRATED LIME IN CONCRETE

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 1, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon, with Deputy Chief Martin substituting.

PETITIONS FOR VARIATIONS

1291-27-S.

PETITIONER—Wm. I. Hohausen, Inc., for Gelsan Realty Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—126 West 34th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 22, 1928, at 2 p. m., on written request of petitioner.

990-27-S.

PETITIONER—Harry Rubin, for Rubin & Filippo, lessees.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (12th floor), Manhattan.

APPEARANCES—

For Petitioner: E. Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 22, 1928, at 2 p. m., on request of petitioner's representative. Final disposition.

991-27-S.

PETITIONER—Isidore Ash, Inc., lessee.

SUBJECT—Variation of the labor law as cited in decision of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (9th floor front), Manhattan.

APPEARANCES—

For Petitioner: E. Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 22, 1928, at 2 p. m., on request of petitioner's representative. Final disposition.

992-27-S.

PETITIONER—Hoffman, Friedman & Mandel, for Joe Rosenthal & Co., lessee.

SUBJECT—Variation of the labor law as cited in decision of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (7th floor), Manhattan.

APPEARANCES—

For Petitioner: E. Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 22, 1928, at 2 p. m., on request of petitioner's representative. Final disposition.

993-27-S.

PETITIONER—Joseph Greenberg Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in decision of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (fifth floor), Manhattan.

APPEARANCES—

For Petitioner: E. Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 22, 1928, at 2 p. m., on request of petitioner's representative for final disposition.

994-27-S.

PETITIONER—Simon Costume and Dress Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (eighth floor), Manhattan.

APPEARANCES—

For Petitioner: E. Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 22, 1928, at 2 p. m., on request of petitioner's representative for final disposition.

995-27-S.

PETITIONER—Max Sadowsky, for Sadowsky Costume Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (fifteenth floor), Manhattan.

APPEARANCES—

For Petitioner: E. Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 22, 1928, at 2 p. m., on request of petitioner's representative for final disposition.

996-27-S.

PETITIONER—Harry J. Kane, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (fourth floor, front), Manhattan.

APPEARANCES—

For Petitioner: E. Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 22, 1928, at 2 p. m., on request of petitioner's representative for final disposition.

998-27-S.

PETITIONER—Sam Zahn, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (third floor), Manhattan.

APPEARANCES—

For Petitioner: E. Gothelf.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 22, 1928, at 2 p. m., on request of petitioner's representative for final disposition.

999-27-S.

PETITIONER—Eli Lahm, for Lahm & Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (sixth floor, front), Manhattan.

APPEARANCES—

For Petitioner: E. Gothelf.

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For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 22, 1928, at 2 p. m., on request of petitioner's representative for final disposition.

2522-17-S.

PETITIONER—Philip J. Sinnott, for James S. Clifford, owner.

SUBJECT—Application for reopening—reconsideration, having been previously denied—re variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—244-246 East 52nd street, Manhattan.

APPEARANCES—

For Petitioner: Philip J. Sinnott.

ACTION OF BOARD—Petition reopened, restored to calendar and set for hearing May 22, 1928, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

1323-27-S.

PETITIONER—John J. Gilmartin, for Timken Realty Co., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—501-509 Seventh avenue and 135-153 West 37th street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

1279-27-S.

PETITIONER—Henry I. Oser, for Millinery Trade Building, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—54 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

1242-27-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Larson Glass Sales Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—4815 32nd place, Long Island City, Borough of Queens.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1242-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Larson Glass Sales Corp., owner, filed, November 26, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 4815 32nd place, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated May 13, 1927 (Order No. 20588-LD), reads:

"1. Provide an additional 2nd means of exit from 2nd story as per Sec. 270 of the Labor Law."

and
WHEREAS, the building is non-fireproof, two stories and basement in height, 60 ft. by 90 ft. in area at first story and 60 ft. by 45 ft. 6 in. in area above; OCCUPIED: basement, manufacture of glass letters, 25 persons; 1st story, shipping and stock room of glass letters, 7 persons; 2nd story, offices, 9 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior fireproof stairway, extending from the basement story to the second (top) story, enclosed in fireproof partitions with fireproof doors at openings; a gooseneck ladder extending from the first story extension roof to the main roof of the building; there being, also, a ramp leading from the yard at basement level to street; ROOFS of adjoining buildings: no adjoining buildings; and

WHEREAS, petitioner contends that the premises are equipped with watchmen's service with central office connection; that all manufacturing is done in the basement, which is separated from the rest of the building by a fireproof, reinforced concrete ceiling, the only connection with the rest of the building being by means of a fireproof doorway leading to the interior stairway and contends, further, that the second story is small in area and proposes to erect a fire escape balcony with 45-degree counterbalanced stairway leading to the street, at the second story front, with a fireproof casement door leading to same.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that an exterior fire escape shall be provided at the extreme northerly end of the building, on the street front; that the building shall be not increased in height or area, and this variation is granted so long as conditions as to occupancy and use remain unchanged.

916-27-S.

PETITIONER—William F. Doyle, for Central Zone Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner and superintendent of buildings.

PREMISES AFFECTED—15-19 East 33rd street and 18-22 East 34th street, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle and H. Louis Haas.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon ..	5
Absent	0

THE RESOLUTION—

(916-27-S)

WHEREAS, William F. Doyle, for Central Zone Corp.,

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owner, filed, August 16, 1927, a petition for a variation from the requirements of the labor law, as cited in orders of the superintendent of buildings and fire commissioner, affecting premises 15-19 East 33rd street and 18-22 East 34th street, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated February 24, 1927 (Violation Order No. 930-1927), reads:

"You are hereby notified that the building, occupied as office with 25% light manufacturing and known as No. 18-22 East 34th St. and 15-19 East 33rd Street, in the Borough of Manhattan, in the City of New York, does not conform to section 270 of the Labor Law of the Building Code, in the respects noted below:

"In that of constructing non-fireproof partitions on 1st, mezzanine, 3rd, 4th, 6th, 7th, 8th, 10th, 11th, 12th, 14th, 17th, 18th, 19th and 21st floors contrary to law.";

and
WHEREAS, the order of the fire commissioner, dated April 4, 1927 (Order No. 15539-LD), reads:

"1. Remove all partitions not built of incombustible material, as per Sections 263 and 270 of the Labor Law.";

and
WHEREAS, the building is fireproof, twenty stories in height, 80 ft. by 197 ft. 6 in. in area; OCCUPIED: 1st story, stores; 2nd to 6th stories, inclusive, offices and showrooms, approximately 60 persons per story; 7th story, office, showrooms and manufacture of ties, 75 persons; 8th to 11th stories, inclusive, offices and showrooms, approximately 80 persons per story; upper stories, offices, showrooms and manufacture of kimono, underwear, etc., approximately 50 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that partitions not constructed of incombustible material have been erected on the seventh, twelfth, thirteenth, fourteenth, fifteenth, sixteenth, seventeenth, eighteenth, nineteenth and twentieth stories of the building, where manufacturing is being done; and

WHEREAS, petitioner requests permission to allow the wood partitions on the office floors, as now installed, where no manufacturing is done; to permit the factory portion of the present wood enclosures around showrooms to be backed up with three-inch of gypsum block and all openings to be provided with fireproof, self-closing doors and proposes to remove all incombustible partitions in the factory portion of the building.

Resolved, that the order of the superintendent of buildings be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1169-27-S.

PETITIONER—Wells & Newton Co., Inc., for The P. R. Mitchell Co., owner.

SUBJECT—Application for reopening—restoration to calendar, previously dismissed for lack of prosecution—re variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—548-550 West 23rd street, Manhattan.

APPEARANCES—

For Petitioner: Frank J. Fee.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

THE RESOLUTION—

(1169-27-S)

WHEREAS, Wells & Newton Co., Inc., for The P. R. Mitchell Co., owner, filed, October 31, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 548-550 West 23rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 16, 1927 (Order No. 22998-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at east side of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law.";

and

WHEREAS, the building is non-fireproof (mill construction), six stories (62 ft.) in height, 40 ft. by 90 ft. 10 in. in area; OCCUPIED: 1st story, office, 2nd story, packing pillows and cushions, 5 persons; 3rd story, storage of pillows and cushions, no persons; 4th story, manufacturing pillows and cushions, 25 persons; 5th story, manufacture of pillows and cushions, 30 persons; 6th story, storage and manufacture of pillows and cushions, 3 persons; 63 persons above first story; EQUIPPED with a two-source sprinkler system and a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in fire-resisting partitions with metal-clad doors at openings; a fire escape on the east side of the building, having fireproof openings along the course thereof, extending from the roof to the iron balcony at the second story level (over the roof of the covered driveway), with EGRESS from the termination of the fire escape by means of an iron bridge leading to the extension roof of the factory building to the south (under same ownership) and thence by means of an iron stairway (at west side of extension roof) leading to yard and door opening into first story of building and thence to West 22nd street; there being, also, an iron platform leading from the extension roof of the 22nd street building to a fire escape on the rear of the building to the east; ROOFS of adjoining buildings: to west, 12 ft. lower; and

WHEREAS, petitioner contends that it is impractical to install a stairway or counterbalanced ladder at the 23rd street termination of the fire escape balcony, on the second story level, as it would interfere with the entrances to the office and the driveway on the first story and requests the acceptance of the existing egress from the termination of the fire escape.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1265-27-S.

PETITIONER—Crocker National Fire Prevention Engineering Co., for Schlegel Investing Co., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—374-380 Second avenue and 300-310 East 22nd street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

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THE RESOLUTION—

(1265-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Schlegel Investing Co., owner, filed, December 1, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 374-380 Second avenue and 300-310 East 22nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 28, 1927 (Order No. 21841-LD), reads:

"1. Reduce the area of wired glass in partitions enclosing stairway at east and west side of building all stories so that no single pane of glass shall exceed 360 sq. in. and not more than 720 sq. in. on any story as per rule 505 of the Industrial Code.

"4. Arrange exit doors leading to interior stairways west and east side of building, so that same will not obstruct stairways. Sec. 271 of the Labor Law."

and

WHEREAS, the building is fireproof, ten stories in height, 84 ft. 7 in. by 194 ft. 2 in. in area; OCCUPIED: 1st story, storage of printer's stock, 25 persons; 2nd story, printing, 35 persons; 3rd story, printing, 22 persons; 4th story, manufacture of buttons, 17 persons; 5th story, manufacture of buttons and jewelry cases, 40 persons; 6th story, printing, 55 persons; 7th story, printing, 20 persons; 8th story, printing, 12 persons; 9th story, printing, 14 persons; 10th story, printing, 20 persons; 235 persons above the first story; EQUIPPED with a sprinkler system; EXITS: four interior iron stairways, extending from the first story to roof, enclosed in a four-inch terra cotta partition with fireproof doors at openings; and

WHEREAS, in the partitions enclosing the easterly stairway there are four wire glass panels on each story and in the partitions enclosing the westerly stairway there are three wire glass panels on each story; each panel containing three lights of $\frac{1}{4}$ -inch wired glass, approximately $18\frac{1}{4}$ in. by 45 in. (822 sq. in.) in area; in each stair hall door there is a glass panel $18\frac{3}{4}$ in. by $41\frac{3}{4}$ in. (approximately 780 sq. in.) in area; on each side of both stairway enclosures, on each story, there is an opening 5 ft. wide equipped with a pair of fireproof doors, the one nearest the stairs being bolted top and bottom at all times, the other door swinging out; and

WHEREAS, petitioner contends that the glass panels and the stair doors were shown on the approved plans for the erection of the building; that the bolted section of the door is rarely used; that the occupancy of the greater portion of the building is less than 25 per cent. of the permissible occupancy; proposes to divide the glass panels horizontally, in the center, with metal muntins and requests the acceptance of the existing exit doors leading to the interior stairways.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1303-27-S.

PETITIONER—James W. Byrnes, for Metal Hose and Tube Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in an order of the fire commissioner.

PREMISES AFFECTED—253-263 Tillary street and 27-32 Park avenue, Brooklyn.

APPEARANCES—

For Petitioner: James W. Byrnes.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

THE RESOLUTION—

(1303-27-S)

WHEREAS, James W. Byrnes, for Metal Hose and Tube Co., Inc., owner, filed, December 16, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 253-263 Tillary street and 27-32 Park avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 29, 1927, reads:

"1. Provide two legal means of exit, in 4 story building No. 27 Park Avenue, said exit to be remote from each other as prescribed by section 270 of the Labor Law.

"2. Provide an interior stairway enclosed in partitions of fireproof material, remote from existing stairway as per Section 270 of the Labor Law in 3 story building known as 27-32 Park Avenue."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 122 ft. 10 in. on Park avenue, 203 ft. 2 in. on Ashland place, 128 ft. 3 in. on Tillary street and a depth of 200 ft. 7 in. across the rear, upon which is located the plant of the Metal Hose and Tubing Co. consisting of a group of one, two, three and four-story interconnected, non-fireproof buildings; the two buildings affected by the order being: a four-story (50 ft. 6 in. high) building (at the northwest corner of the plot) 90 ft. 7 in. by 23 ft. in area; OCCUPIED: 1st story, storage, no persons; 2nd story, foundry core room, 12 persons; 3rd story, drafting room and machine shop, 17 persons; 4th story, private quarters (porter), 1 person; EXITS: a fire escape on the south and easterly (rear) wall of the building with fireproof windows along the course thereof, extending from the roof to the open yard at the center of the plot, with EGRESS from yard through a covered driveway leading to Park avenue; there being, also, protected horizontal exits in the east wall leading to adjoining premises to the east; a three-story (39 ft. 6 in. high) building (at the northeast portion of the premises), having a frontage of 99 ft. 10 in. on Park avenue, 102 ft. 10 in. on Ashland place and an average depth of approximately 25 ft.; OCCUPIED: 1st story, mill room, vulcanizing tubing, 14 persons; 2nd story, hose room, 2 persons; 3rd story, loom room and carpenter shop, 20 persons; EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape at the southwest corner of the easterly wing extending from the main roof to an iron bridge on the roof of the second story building (to the west) and thence to the open yard at the center of the plot, with EGRESS from yard through a covered driveway to Park avenue; there being, also, horizontal exits, protected by fireproof doors leading to adjoining buildings on same plot; and

WHEREAS, petitioner contends that the premises is protected by a sprinkler system with central office connection; that there are siamese connections on each street front; that there is a fire alarm box on the premises; that there is no inflammable oil or liquid used in the premises; that the articles manufactured are not of a hazardous nature; that the openings between the various buildings are protected by fireproof doors and requests the acceptance of the existing means of egress.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1209-27-S.

PETITIONER—Patrick J. Murray, for Solomon Gensberg, owner.

SUBJECT—Application for reopening—restoration to calendar, having been previously dismissed for lack of prosecution—re variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—10 West 55th street, Manhattan.

MINUTES

APPEARANCES—

For Petitioner: Patrick J. Murray.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy

Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(1209-27-S)

WHEREAS, Patrick J. Murray, for Solomon Gensberg, owner, filed, November 15, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 10 West 55th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 21, 1927 (Order No. 18314-LD), reads:

"1. Arrange the fire escape at rear of building so that same will conform to Section 271 of Labor Law and the rules of the Board of Standards and Appeals adopted Feb. 23, 1927.

"Note: Defects noted are as follows: Doors and windows opening on course of fire escape not fireproof, self-closing. No safe egress from termination of fire escape to street. Doors opening to fire escape obstruct passageway.

"2. Enclose the interior stairway in partitions of fire-resisting material from floor to ceiling of basement including any exposed stair soffits, landings and passageways; openings to be protected with approved self-closing fire doors as per Rules of Board of Standards and Appeals adopted Feb. 23, 1927.

"3. Provide an additional means of exit from cellar, in accordance with the provisions of Section 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, four stories and basement in height, 23 ft. by 84 ft. in area at basement, first and second stories and 23 ft. by 54 ft. in area above; OCCUPIED: cellar, storage, 1 person; basement story, restaurant, 45 persons; 1st story, tailor, 8 persons; 2nd story, club room, 10 persons; 3rd story, living apartment, 3 persons; 4th story, dressmaking, 15 persons; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in stud and plaster partitions (wire lath and P. C. mortar at basement story only), with wooden doors at openings; wooden stairs to roof scuttle; a fire escape on the rear of the building, having non-fireproof openings along the course thereof, extending from the ground level to roof, with no legal means of egress from the termination of the fire escape to street; ROOFS of adjoining buildings: 10 ft. higher at west; five stories higher at east; and

WHEREAS, the petitioner claims, as to Item 1, that it is impossible, without great expense, to provide fireproof passageway from foot of rear fire escapes to the street; as to Item 2, that the present hall partition is of fire-retarding material; as to Item 3, that the cellar is not used or occupied by anyone except the furnace man; furthermore, as to Item 1, the petitioner proposes to provide wire glass in openings along the course of the rear fire escape.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 1, only so far as it affects the kind of glass, on condition that the windows and doors on the course of the fire escape shall be glazed with wire glass or plate glass; that egress shall be provided from the yard through an opening in the existing brick fence wall to the premises adjoining to the west, with egress from the adjoining yard to street; granted, as to Item 2, on condition that the restaurant use

and occupancy in any part of the premises shall be discontinued and that the occupancy shall not exceed twenty-five persons above the second story; granted, as to Item 3, on condition that there shall be no house heating apparatus installed or operated within the cellar area of the premises; that there shall be no storage maintained in the cellar; that a fixed iron ladder shall be provided from the cellar to an exterior area at rear of building with egress through window at rear of cellar; that the iron grating of the rear area shall be provided with hinges at yard level and made movable, and that this variation is granted so long as conditions as to occupancy and use otherwise remain unchanged.

1132-27-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for 578 Madison Avenue Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner and decision of the superintendent of buildings.

PREMISES AFFECTED—578 Madison avenue and 24-26 East 57th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Chairman Walsh, Commissioners

Connell and Holland and Deputy Chief

Martin 4

Absent 0

THE RESOLUTION—

(1132-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for 578 Madison Avenue Corp., owner, filed, October 22, 1927, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner and decision of the superintendent of buildings, affecting premises 578 Madison avenue and 24-26 East 57th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated January 15, 1927, read:

"Order No. 8712-LD:

"1. Provide fireproof windows at all openings on west side of building, as per Section 270 of the Labor Law."

and

"Order No. 8713-LD:

"1. Replace the revolving door at termination of stairway to street with a door, opening outwardly (on Madison Ave. side), as per Section 270 of the Labor Law."

and

"Order No. 8714-LF:

"An inspection of the premises 578 Madison Ave. and 24-6 East 57th Street, Borough of Manhattan, shows that a fire drill should be established and maintained therein according to the requirements of Section 279 of the Labor Law. The Labor Law specifically charges the Fire Commissioner with the duty of enforcing the provisions of the law, as to fire drills.

"This law also holds the owner of such premises responsible for the proper supervision and maintenance of fire drills. It is therefore your duty to organize and maintain a fire drill in the above premises in accordance with the rules and regulations of the Board of Standards and Appeals.

"A record of such drills, including the name and number of each certified drill conductor engaged in conducting each drill, the date of each drill and the number of persons taking part in each drill, shall be transmitted by you or your representative to this office semi-annually."

and

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WHEREAS, the decision of the superintendent of buildings, dated April 2, 1928, reads:

"1. All windows must comply with Section 264 Labor Law.

"5. All doors leading to exits must be 44 inches in clear width.

"6. All partitions must be of incombustible material.

"7. Linoleum or other combustible floor covering must be removed from the entire building."

and

WHEREAS, the building is fireproof, twenty stories in height, 125 ft. 5 in. by 47 ft. and 75 ft., irregular, in area; OCCUPIED: 1st story, stores, 30 persons; 2nd and 3rd stories, interior decorators, 15 persons on each story; 4th story, alterations on gowns, 50 persons; 5th story, interior decorator, 12 persons; 6th to 20th stories, inclusive, offices, 30 persons on each story; EQUIPPED with a fire alarm signal system; EXITS: a fire tower; an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims, as to Order No. 8712-LD, also Item 1 of the decision, that all windows on the west side up to and including the eleventh story are fireproof; above the eleventh story the windows have steel frames with 1/4-inch plate glass, no light exceeding 720 sq. in.; as to Order No. 8713-LD, that there is a swinging door 44 in. in width on each side of the revolving door leading to Madison avenue in accordance with the requirements of the revolving door rules; also, that the rules do not apply to this building; as to Order No. 8714-LF, that the building is equipped with a fire alarm system, but fire drills are not performed; as to Item 5 of the decision, that all doors opening into the stairway and fire tower are now 44 in. in width; as to Item 6 of the decision, that all combustible partitions on the fourth story will be removed; as to Item 7 of the decision, that there is no linoleum or other combustible floor covering on the fourth story; furthermore, the petitioner contends that the building was erected in 1925; that there are only forty-five persons employed at manufacturing on the fourth story (during a few months of the year), all other parts of the building are used for office and business purposes; that the factory occupancy in the building will be discontinued after August 31, 1931.

Resolved, that the orders of the fire commissioner be and they hereby are *affirmed*, and the petition be and it hereby is *denied*.

744-26-S.

PETITIONER—John J. Gilmartin, for Michael Erlanger, owner, substituted for previous applicant and owner.

SUBJECT—Application for reopening—modification—re-variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—114-116 East 28th street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(744-26-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Anna Holding Co., owner, filed, September 2, 1926, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 114-116 East 28th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 29, 1926 (Order No. 97446-LD), reads:

"1. Enclose the interior stairway at centre of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the 1st story to 3' above the roof, constructed as per Section 271 of the Labor Law or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. SEE NOTE.

"2. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. SEE NOTE.

"NOTE: Among the defects noted on this fire escape are the following:

"No safe passageway to the street from the termination. No 45° stairs connecting balconies.

"3. Provide continuous safe and unobstructed passageways at least 3' wide throughout their length leading directly to both required means of exit on all stories, as per Section 271 and 272 of the Labor Law. NOTE: No means of reaching both means of exit provided on all stories.

"NOTE: Plans for all structural changes should be filed in the Bureau of Buildings as required by Chapter 503, Laws of 1916.

"Unless the violations above mentioned are removed within twenty days we shall be obliged to begin enforcement proceedings."

and

WHEREAS, the building is fireproof, seven stories in height, 40 ft. by 90 ft. in area; OCCUPIED: 1st story, stores and office, 15 persons; 2nd story, manufacture of infant's wear and embroideries, 10 persons; 3rd story, embroideries, 7 persons; veilings, stock room and office, 10 persons; rug repairs, 3 persons; 4th story, printing, 7 persons; offices, 3 persons; 5th story, offices and showrooms, 12 persons; 6th story, designing wallpaper, 10 persons; radio repairs, 6 persons; office, 2 persons; 7th story, embroideries, 12 persons; paper stock, 3 persons; artists, 4 persons; means of EGRESS consists of an interior stairway, extending from the first story to the seventh story, enclosed on three sides with fireproof partitions and open on the fourth side to an interior corridor running through the center of the building, with iron ladder in the top story hall leading to the roof; a fire escape on the rear of the building consisting of balconies and 60-degree stairs at each story with gooseneck ladder to roof and stationary stair to yard; egress from the termination of the fire escape being through a fireproof passageway in the first story to street, it being proposed to extend the balcony at this story to take in the rear of store; and

WHEREAS, the petitioner contends that it is impossible to enclose the stairway except by constructing partitions with doors on each floor landing; and as to Item 2, requests acceptance of the fireproof passageway from the first story to street, and as to Item 3, as to the proposed extension of balcony in the first story there will be safe passageway to both means of egress; and

WHEREAS, this petition was granted by the board at its meeting, March 1, 1927, on certain conditions, and petitioner requested a modification of these conditions as to egress from termination of fire escape.

Resolved, that the board of standards and appeals does hereby *make a variation* from the requirements of the labor law, and the petition be and it hereby is *granted*, as to Order No. 97446-LD, Item 1, *on condition* that the northerly wall of the stairs be continued 4 1/2 ft. to the easterly wall of the corridor and that self-closing, fireproof doors shall be installed therein with clear wire glass panels not exceeding 720 sq. in., and that all openings within the stair hall en-

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closure to the offices shall be equipped with self-closing, fireproof doors and that all doors to the openings on the course of the corridors shall be made self-closing, and *granted*, as to Item 2, only so far as the order affects the passageway and the connecting stairs, *on condition* that the balcony shall be extended at the first story westerly, connecting by means of an iron bridge to opening in rear brick fence of premises to the rear on East 27th street at yard level; *granted*, further, as to Items 2 and 3, *on condition* that the fire escape shall conform in all other respects with the requirements of the labor law and the rules of the board except that the stairways shall be at an angle of not more than 60 degrees, and only so long as conditions as to occupancy and use remain substantially unchanged.

APPLIANCE SUBMITTED FOR APPROVAL.

328-27-SA.

PETITIONER—Frank A. Holby Corp.

SUBJECT—Holby Oil Burner, approval of.

APPEARANCES—

For Petitioner: Worrell H. Holby and George J. Woehrlin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and set for hearing May 29, 1928, at 2 p. m.

THE VOTE TO REOPEN AND RESTORE TO CAL- ENDAR—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin..... 5

Negative 0

Absent 0

Adjourned 5.40 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

RULES

RULES FOR THE TESTING OF WOOD

Pursuant to the Provision of Section 356 of Chapter 5 of the Code of Ordinances (Building Code).

(639-27-SR)

Adopted by the Board of Standards and Appeals July 22, 1927. Amended March 16, 1928.

Rule 1. Before any wood may be used for flooring or interior trim where incombustible materials are required under the provisions of section 356 of the Building Code, the superintendent of buildings must be notified promptly upon the delivery at the job of a consignment of such material. One test sample for each 2,000 feet of material will then be selected by a representative of the Bureau of Buildings, marked for identification, and forwarded to the testing laboratory, where, under the supervision of the superintendent of buildings or his representative, the samples shall be subjected to the following tests:

Before making tests of all specimens for testing shall be oven dried at a temperature of 140° F. to a point where there is no further loss of weight due to evaporation of moisture content.

A. SHAVING TEST—A mass of shavings cut fairly thick from the outside and interior of sticks of the treated wood are to be tested separately. These shavings shall be placed to a depth of two inches in a metal vessel twelve inches square, the bottom of which shall consist of a wire screen of ½ inch mesh. The shavings shall be packed down moderately to reduce the air spaces. A Bunsen yellow flame shall then be placed beneath the receptacle so that the flame is in contact with the shavings. After twenty-five seconds the flame shall be removed. The flame at no time should show higher than six inches above the top of the bed of shavings and the shavings should not be consumed in less than five minutes.

B. TIMBER TEST. Two samples ¾ inch by 1½ inches in cross section and twelve inches long shall be

laid side by side across the top of a gas crucible furnace with a pyrometer between them. The specimens shall be subjected to a flame at 1700 deg. Fahrenheit for two minutes, the test pieces shall then be removed, and the time of duration of flame and glow observed. The sticks shall then be cut through the middle at the most burned section and the area of the unburned wood measured with a planimeter. The flame must not persist longer than 15 seconds nor the glow longer than 20 seconds, and, in the case of hard woods, the unburned area should not be less than 55 per cent., nor in the case of soft woods less than 45 per cent.

C. CRIB TEST—Twenty samples are to be prepared, each ½ inch square and 6 inches long. These shall be built up on a ring support to form a crib work five tiers high, four sticks to a tier, making the crib six inches by six inches and approximately 2½ inches high. The crib shall be set six inches above a Bunsen burner to which the crib shall be exposed for a period of one minute at a temperature approximating 1200 deg. Fahrenheit. The flame must not persist more than twenty seconds after the Bunsen burner is removed, nor the glow last more than thirty seconds. The tendency of the flame to spread from stick to stick must also be noted.

Rule 2. All of the above tests shall be at the expense of the owner or contractor or other interested party.

If the tests are satisfactory the entire shipment will be permitted to be taken into the building and used. If not, the entire shipment shall be condemned and must be removed from the premises.

In general, acceptance shall be predicated upon the existence of a complete plant in full working order from which the material is shipped, and each shipment, or, where possible, each piece shall be trade marked in a conspicuous manner so that there may be no doubt as to its identity.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

PUBLIC HEARING

PROPOSED AMENDMENTS TO "STANDPIPE"- "FIRELINE" RULES

[281-22-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, May 18, 1928, at 2 p. m., Room 1013, Municipal Building, on proposed amendments to "Standpipe"—"Fire Line" Rules.

Matter in *italics* is new.

Rule 1. PLANS. A preliminary set of paper plans and cross sections, drawn clearly and distinctly, to a scale of $\frac{1}{4}$ -inch or, by permission of the Fire Commissioner, $\frac{1}{8}$ -inch to the foot, for each proposed standpipe (fire line) installation or alteration, shall be submitted to and approved by the Fire Commissioner before the work in connection with the installation is started. Such preliminary plans shall show the size and location of the standpipe (fire line) risers, size and location of siamese and cross-connections, valves, tanks and connections, pumps, hose stations, lengths of hose, etc., and the location of stairways and enclosing partitions in relation to the standpipe risers and hose stations. From these approved preliminary plans, three sets of plans on cloth, in clean and clear detail, shall be filed for final approval by the Fire Commissioner. A certified copy of approved plans shall be forwarded to the Bureau of Buildings by the Bureau of Fire Prevention. Such application and specification forms as may be prescribed by the Fire Commissioner shall accompany preliminary plans. If an automatic sprinkler system is provided throughout the building or in any portion of the building, the plans shall include a note to that effect.

Rule 2. APPROVAL. Before acceptance all standpipe (fire lines) shall be tested, for at least one hour, under a hydrostatic pressure of not less than 300 pounds per square inch at the street siamese, and at each pump supply level, or such additional pressures as may be required to give 100 pounds at the highest hose outlet supplied by such pump, except that when a change is made in a source of supply, or minor changes are made in an existing equipment previously approved, the system shall be tested to a pressure sufficient to give 50 lbs. per sq. in. at the highest story hose outlet. These tests to be made in the presence of a representative of the Fire Prevention Bureau.

No valves, risers, or other material portions of any standpipe (fire lines) equipment shall be covered or permanently concealed until tested and approved, in writing, by the Bureau of Fire Prevention.

When entirely completed in accordance with the approved plans, and as per test herein provided for, application shall be made to the Bureau of Fire Prevention for inspection of the completed installation. When the standpipe equipment is approved, the applicant will be so advised, in writing, by the Bureau of Fire Prevention.

When deemed necessary by the Fire Commissioner, sectional diagrams of the standpipe (fire line) equipment in buildings of large area or height, not more than three in number and printed on cloth in size not less than $8\frac{1}{2}$ x 11 in., shall be filed by the applicant for the use of fire companies in the district in which the premises are located.

Rule 3. STANDPIPE-FIRE LINE CERTIFICATE. The engineer, superintendent or persons in charge of the standpipe-fire line system in all buildings exceeding eighty-five feet in height shall be registered, and submit to an examination in the Fire Department. Upon evidence of fitness to properly operate and maintain the standpipe system he shall be granted a Certificate to that effect. The certificate shall contain the full name and a small photograph of the holder.

Day and night service shall be maintained in all buildings exceeding 250 ft. in height in which there is a fire pump.

Theatre buildings provided with fire pumps shall have at least one certified operator on duty during every performance. Buildings of large areas, industrial plants, amusement parks, etc., shall have at least one certified operator on duty when deemed necessary by the fire commissioner.

Rule 4. MONTHLY INSPECTION. All valves, hose, tools and other auxiliary fire appliances shall be kept in perfect working order, and at least once a month the person holding certificate of fitness shall make a thorough inspection of all the fire appliances to see that they are in perfect working order and ready for immediate use by the Fire Department. Fire pumps shall be tested every 30 days by the person holding the certificate of fitness.

He shall also instruct all employees under his charge in the use and practice of all auxiliary fire appliances. A detailed record of each inspection shall be kept on the premises for examination by a representative of the Fire Department.

All standpipe equipment in buildings exceeding 85 ft. in height shall be subject to a flow test with a pressure of not less than 50 lbs. at the top floor outlet, at least once in every two years, test to be conducted in the presence of a representative of the Fire Department.

Rule 5. APPROVED DEVICES. All devices approved for use in new standpipe fire line equipments shall bear the manufacturer's name and the date of and the number of the approval. Certified copies of the approval, working drawings and photographs of the device approved, shall be submitted to the administrative authority having jurisdiction for preservation as records and reference data.

Rule 6. ELEVATOR IN READINESS. In every building exceeding 150 feet in height at least one passenger elevator and in buildings in course of construction a hoist or elevator shall be kept in readiness for immediate use by the Fire Department during all hours of the night and day, including holidays and Sundays, and a man competent to operate the elevator shall be present at all times.

Rule 7. AREA OF BUILDINGS. For the application of Section 581 of Chapter 5 of the Code of Ordinances the area of a building shall be taken as the area within the exterior walls, or the area between fire walls.

When the fire walls are constructed in accordance with Section 371, Chapter 5 of the Code of Ordinances, and all openings are protected on both sides of fire wall or walls with automatic fireproof self-closing doors, the area within such fire walls or exterior walls and a fire wall, shall be considered a separate building.

Rule 8. HEIGHT. The term "height" as applied to a building or structure, as described in Chapter 5, Code of Ordinances, means the vertical distance measured in a straight line from the curb level, to the highest point of the roof beams in the case of flat roofs, and to the average height of gable in case of roofs having a pitch of more than 20 degrees with a horizontal plane.

Rule 9. STANDPIPE EQUIPMENT shall consist of a system of piping connected to one or more approved sources of water supply and provided with sufficient number of hose outlets and hose located as hereinafter set forth, to make possible the covering of every portion of each floor area with a standpipe hose stream, except that where the 1st story or basement or both are occupied as stores without connection or communication with the entrance hall or stair enclosure to upper stories, the Fire Commissioner may permit the omission of standpipe protection in such stores and, if so omitted, may prescribe such portable protection as he may deem necessary. Cellars, sub-cellars, basements, etc., shall be protected in the same manner as the stories above.

PUBLIC HEARING

Every standpipe (fire line) equipment shall be a Standard Wet System, except as hereinafter provided for:

(a) In any building not exceeding 40 feet in height, and 20,000 sq. ft. in area, a four-inch street supply system having one four (4) inch direct connection to a street main fed two ways or having one 4-in. direct connection to each of the two street mains on two street fronts, each main so fed that the shutting off of one main will not interfere with the supply of the other main, may be installed, provided there is a sufficient pressure in the street main or mains to maintain a minimum of twenty-five (25) pounds per square inch static pressure at the highest hose outlet.

Evidence establishing the fact that water main conditions and pressures are as required shall be submitted to the Fire Department.

Rule 10. CLASSIFICATION OF STANDPIPE-FIRE LINE EQUIPMENTS. For the purpose of these rules standpipe equipments shall be classified as:

(a) Standard Wet System in which the pipes are of sizes as specified in Section 581 of the Building Code, and in which the system is at all times filled with water from at least one standard source of supply.

(b) Four-inch street connection system, in which the pipes are of sizes as specified in Section 581 of the Building Code and the system is at all times filled with water from one or more 4-in. diameter direct connections to public water mains in the street.

(c) Automatic dry systems, in which the pipes are of sizes as specified in Section 581 of the Building Code, and are normally dry, the system being connected to a source of water supply controlled by an automatic dry pipe valve as defined elsewhere in these rules.

Rule 11. TANKS ABOVE ROOF. Construction shall be as per Section 428 of the Building Code and tank structure and supports shall be approved by the Superintendent of Buildings. The covers of all unenclosed standpipe tanks shall be conical in shape and protected with a type of roofing approved by the Superintendent of Buildings.

Rule 12. RESERVE FOR STANDPIPE. Gravity roof tanks, except as otherwise required by Rule 83, shall contain not less than 3,500 gallons of water at all times, reserved solely for standpipe fire line purposes.

When a gravity tank is to be used for both standpipe and house supply, the connection for the latter shall be made through the side of the tank above the level of the required standpipe reserve. This type of house and standpipe supply tank is preferred and recommended.

When two gravity tanks are used, one for standpipe fire line reserve and the other for the house supply, the house supply tank may be so arranged that it can only be filled by an overflow from the tank used for standpipe fire line purposes.

Rule 13. STANDPIPE AND SPRINKLER SUPPLIES. Standpipe and sprinkler supply shall not be taken from one tank unless there is available 5,000 gallons of water for the standpipe system which shall be in excess of the amount of water required for the sprinkler system. Standpipe supply shall be taken from the uppermost portion, and through the side of the tank, or through the bottom, provided that portion of the pipe within the tank is of brass or other non-corroding material.

Rule 14. BUILDINGS IN GROUP UNDER THE SAME OWNERSHIP AND OPERATION:

One gravity tank of at least 5,000 gallons water capacity to supply the largest unit of a group of separate and distinct buildings operating under one ownership, and located at such elevation that the bottom of the tank will be at least 20 feet above the roof of the highest building of the group, will be accepted as an adequate tank supply for the entire standpipe equipment, provided a dead riser is carried down from the bottom of the tank to an underground header system having a Post Indicator control valve for each building

unit, the P. I. valves to be located as the Fire Commissioner may direct.

Rule 15. UNDERGROUND PIPING. All underground piping shall be extra heavy cast iron installed in accordance with the standard specifications of the American Water Works Association: for 4-inch lines Class C requirements shall be used, 6-inch Class D, 8-inch Class E.

Rule 16. ADDITIONAL TANKS. When, in his opinion, the area covered is excessive or the occupancy is such that an unusual fire hazard is introduced, the Fire Commissioner may require additional protection in the nature of additional tank or tanks located remote from any other standpipe tank, or additional water supply in the main gravity tank, or a fire pump and suction tank of size and capacity to be determined by the Fire Commissioner or the Board of Standards and Appeals, or a combination of any of the foregoing supplies.

Rule 17. STANDARD SOURCE OF SUPPLY. Gravity tank located so that the bottom of same will be not less than 20 feet above the roof level and of a capacity as stated elsewhere in these rules and directly connected with the standpipe equipment by pipes of the same diameter as that of the largest riser.

Rule 18. TANK FEED. Tanks shall not be fed through the standpipe fire line, but shall be fed through a separate line at least 2 inches in diameter, discharging into the top of each tank above the overflow level through the side or through the bottom, that portion of the pipe within the tank to be of brass or bronze. An electric or steam pump of sufficient capacity to deliver at least 65 gallons of water per minute at the tank shall be provided, or if the pressure in the service line is sufficient and the plumbing is such that a minimum of 65 gallons of water per minute may be delivered to the tank, connection to the house water service main in the basement, cellar or lowest story may be used instead of pump.

The sprinkler and standpipe tanks may be fed from a common source of supply, either a pump or a direct service main connection, when a ball (float) valve is provided for each tank. Floats shall be of copper.

Rule 19. OVERFLOW. An overflow of diameter at least as large as that of the the fill line shall be provided for each roof standpipe tank. The overflow line from all intermediate tanks shall be at least 6 inches in diameter. It may be run through the bottom of the tank, provided it is of brass or bronze and has no joint inside of the tank, otherwise it must be brought through the side of the tank, 3 inches below the top (of sides). Overflows shall terminate in a 90 degree elbow not more than 24 inches above the roof.

Rule 20. EMERGENCY DRAIN. There shall be provided for each tank an emergency drain not less than 4 inches in diameter connected directly to the bottom of the tank or to the standpipe supply line above the tank check, and terminating not less than 30 inches nor more than 4 feet above the roof in a horizontal run. Emergency drain shall be provided with a 4-inch O. S. & Y. gate valve located in a readily accessible position not more than 4 feet above the roof.

Rule 21. ELEVATION OF TANK. The bottom of each gravity tank used for standpipe fire line supply shall be at least 20 feet above the level of the roof. When the area of a pent house exceeds 50% of the roof area or when it exceeds an area of 2,500 sq. ft., the bottom of the tank shall be required to be not less than 20 ft. above the level of the pent house roof. In existing standpipe equipment the bottom of the gravity standpipe tank shall not be required to be more than 20 feet above the outlet in the highest story.

Rule 22. PYRAMID OR TOWER ROOFS. Where the roof of the building is designed so as to finish in a

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pyramid or tower form, the gravity tank shall be elevated as high as practicable, within the pyramid or tower. Provided, however, that in all cases, the gravity tank is not less than twenty (20) feet above the hose outlet in any room or space occupied other than for tank houses, elevator machinery or machine shop for repairing elevator machinery. Fire appliances, as may be required by the Fire Commissioner, shall be provided in such tank houses, elevator machine rooms, etc.

Rule 23. ACCESS TO TANK. Access to the top of each standpipe tank shall be provided by means of an iron gooseneck ladder of substantial construction and rigidly braced. Access to the tanks on theatre building shall be from the stage level to the roof by means of double-rung ladders set at an angle of not more than 70°, with intermediate landings every 12 ft. or less.

Rule 24. HIGH AND LOW WATER ALARM. Every gravity tank hereafter installed for standpipe fire line purposes shall be equipped with an electric closed circuit high and low alarm as provided under Rule 88, in order that it may be determined at any time whether or not the required standpipe reserve is in the tank, except when the house supply is taken from the tank, or where the house supply tank can only be filled from an overflow of the standpipe fire line reserve tank, a high and low alarm need not be provided when an automatic tank filling pump is installed.

Rule 25. CHECK VALVE. There shall be provided in a horizontal run of pipe in the top story stair enclosure or in a heated enclosure on the main roof, in the line connecting the standpipe tank with the standpipe riser, an approved type swing check valve opening downstream toward riser, except that where a siamese connection has been omitted, under these rules, no check valve shall be required. An O. S. & Y. gate valve shall be provided on each side of the check valve and shall be scaled open in an approved manner.

Rule 26. HEATING OF TANKS. All tanks used for standpipe supply purposes shall be heated by means of steam supplied through a brass coil with brass fittings and of a type and radiating surface as prescribed by the Board of Standards and Appeals. The heater shall be fed through a 1¼-inch steam line with a 1-inch return, separately trapped. The water in the tank shall be maintained at a temperature above 40° F.

Tanks in hotels, hospitals, institutes or similar buildings using the tank supply seven days a week supplying both standpipe and house service lines shall not require heating. If in an adequately heated enclosure, interior heating of tanks shall not be required.

Rule 27. LOWEST SUCTION TANKS. Tanks shall have at least 10,000 gallon effective water capacity as specified in Schedule A, reserved for the lowest fire pump use exclusively and shall be constructed of steel or reinforced concrete, located below the grade, or lowest story, if there is no cellar under the building. The Fire Commissioner may permit suction tanks to be located in a separate enclosure or building provided they are accessible and when, in his judgment, such location will be more practicable. House supply tanks may be connected to the fire pump suction line, provided an O. S. & Y. gate valve, scaled closed, shall be provided on such house supply lines.

Rule 28. LOWEST TANK SUPPLY. The lowest suction tanks shall be fed by a connection at least 4 inches in diameter taken directly and independently from the public street main. The supply shall be not less than 750 gallons a minute, and shall enter the suction tank above the top or through the side near the top of the tank and shall be controlled by suitable bronze ball cock and copper float.

Rule 29. SUPPORT FOR TANKS. Tanks of more than 500 gallons capacity hereafter placed in or on any building shall be supported on masonry, reinforced concrete or steel construction of sufficient strength and carried to a proper foundation as provided for in section 428, Chapter 5 of the Code of Ordinances.

Rule 30. INTERMEDIATE TANKS. The location of intermediate tanks hereafter installed shall be determined

and directed by the Fire Commissioner and as prescribed in Schedule A. Each such tank shall have at least 5,000 gallons of water reserved exclusively for fire line and pump purposes. The bottom of each tank shall be at least 20 feet above the highest outlet supplied therefrom. The method of water supply to tanks, the overflow, the high and low water alarm, the emergency drain, etc., shall be as prescribed for tanks above the roof except that the overflow and emergency drain shall be connected to the drainage system of the building or discharge on intermediate levels.

The connection of the tank to the system shall be as hereinafter set forth:

Piping of the same diameter as the riser shall connect the tank with the riser of the portion of equipment supplied from that tank and in this connecting line in a horizontal run there shall be placed an approved swing check valve opening downward, and two O. S. & Y. gate valves, one at each side of the check valve. Each tank section shall be directly connected to the tank section above by means of piping of the same diameter as that of the largest riser and in a horizontal connecting line shall be provided an approved swing check valve opening upward, with an O. S. & Y. gate valve, at each side of the check valve, in order that water pumped into the siamese connection may enter the entire equipment of the building, and that each tank will supply only its portion of the system.

Rule 31. VALVES. All valves controlling standpipe water supply except valves at hose outlets shall be iron body brass mounted, or cast steel designed in accordance with specifications of the American Society of Mechanical Engineers, gate valves shall be of outside Stem & Yoke type, and shall be located in an accessible position. All emergency control valves 6 inch and larger shall be of the by-pass type.

Rule 32. PIPING. Materials of Construction. All new piping for standpipe fire lines shall be of genuine full weight wrought iron or steel and properly tested by the manufacturer to withstand the required water working pressures. All pipes shall be lapwelded. Where working pressures are in excess of 150 lbs. to the square inch extra heavy cast iron, malleable iron or cast steel valves, and fittings constructed in accordance with the specifications of the American Society of Mechanical Engineers, able to withstand the required water working pressure shall be provided. The standard weight fittings and valves may be used where the pressure is not more than 150 lbs. per sq. in. Fittings in horizontal runs shall have long turns. All underground piping shall be of extra heavy cast iron as required by Rule 15.

The water working pressure on piping, valves and fittings shall be determined by the total head of water plus 50 pounds at the top floor hose outlet plus a factor of safety of at least 50 per cent. Specifications as to the construction and water working pressure of all piping, valves and fittings shall be marked on plans filed with fire commissioner.

Rule 33. CONSTRUCTION. Each standpipe fire line riser shall be supported at the bottom and at every other (alternate) story, and shall be properly braced. Horizontal lines shall be supported by standard heavy wrought or malleable iron hangers attached to or extending around and over floor beams at intervals of not more than 8 ft., and at more frequent intervals if deemed necessary by the Fire Commissioner and shall be securely braced to withstand vibration. Hangers may be supported by straps or bars extending over and around bars of at least 1 in. in diameter and 12 in. in length embedded in concrete floors parallel to and at least 2 in. from the undersurface or by approved malleable iron concrete inserts. The arrangement of lines must be straight and as direct as practicable. Offsets will be permitted only when unavoidable or where necessary to install horizontal check valves. Except where flange fittings and pipes are permitted elsewhere in this rule, all joints shall be screwed joints made up thoroughly water tight with red lead, litharge and glycerine, or compressed graphite lead and boiled linseed oil, or any joint compound that shall be approved by the Board of Standards and Appeals.

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In horizontal runs of piping of standpipe fire line systems, if larger than 4 in. in diameter, fittings and valves may be of the flange type, provided flange faces are machined true and smooth and do not show rings, sand holes or other imperfections. All joints shall be provided with proper copper gaskets.

All standpipe (fire line) equipments shall be installed in a workmanlike manner.

Rule 34. PROTECTION OF FIRE LINES. Standpipe lines when not located within a fire protected stair enclosure shall be protected against interior fire damage by means of at least one inch asbestos covering, or a covering of expanded metal lath and three-quarters inch Portland cement plaster or by a 2 in. terra cotta block encasement.

Rule 35. FROST PROTECTION. Standpipe lines shall be properly protected from freezing in the following manner:

One wrapping of tar paper equivalent to Asphalt Saturated Wool Felt paper weighing 12 lbs. per 100 sq. ft.

Three (3) layers of standard 1 in. high grade "long cows' hair" felt interposed and covered with one (1) layer of builders' paper equivalent to red rosin sized sheathing paper weighing 40 lbs. per 500 sq. ft.

One (1) covering of 8 oz. canvas, painted with two (2) coats of waterproof paint.

All wrappings to be independently applied and securely fastened in place with heavy jute twine. Circumferential and longitudinal joints to have at least a 2 in. lap staggered with adjacent layers and opposing leakage to the hair felt.

In groups of pipes each water pipe is to be wrapped separately with the tar paper, but subsequent layers of felt and paper may be applied collectively if space does not permit of individual wrapping.

Where a heating pipe is one of the group, the wrapping should be applied so that the hot line would serve all pipes in the enclosure. The initial wrapping of tar paper around each water pipe should be applied with laps down and the whole group wrapped with tar paper with laps up. If due to the position of the hot line sufficient air space would not insulate the hair felt, then protection to be effected by suitable separators, or a wrapping of asbestos paper instead of the tar paper around the group.

On vertical pipes particular provision to be made to prevent slipping and tearing of insulation due to its weight.

To prevent slipping away of insulation at point of entrance of pipes into a tank, and to shed leakage from slip joints, a 16 oz. duck to be provided, doubled and securely fastened to bottom of the tank overlapping inside and outside the insulation of the group for a distance of 18 in. below the tank. This duck to be well coated with paint. Loose hair felt to be packed about connection at tank bottom to safeguard against settling.

Rule 36. NUMBER OF RISERS. Each building fronting on more than one street shall have at least one riser for each street front. For the application of this rule a corner building shall not be considered as facing on more than one street when it is on but one corner. In all cases regardless of area or location there shall be a sufficient number of risers, so that any portion of each floor area may be covered by the stream from a standpipe hose not exceeding 100 ft. in length.

Rule 37. FIRE TOWER RISER. Each standpipe riser shall be located within a stair enclosure and one riser must be located in main stairway or fire tower.

Where impracticable to locate a riser within the stair enclosure, the Fire Commissioner may permit it to be located immediately adjacent to a stair enclosure, public corridor or other suitable place.

Rule 38. HOSE STREAM ALLOWANCE. Not more than 10 feet will be allowed for the throw of hose stream, except where the static pressure at the hose outlet is 15 lbs. or more, when 20 ft. will be allowed.

Rule 39. SIZE OF CROSS-CONNECTION. Where there are two or more risers in a standpipe (fire line) equipment, all risers shall be cross-connected by piping of a diameter at least equal to the diameter of the largest riser, but in no case shall the cross-connection be less than five inches.

Rule 40. FIRE PUMPS. Where Required:

(a) In every building hereafter erected exceeding 250 ft. in height, as described in Schedule A, an electric centrifugal fire pump shall be kept in readiness for immediate use of the Fire Department during all hours of the night and day, including Sundays and holidays.

Rule 41. ARRANGEMENT AND SUPPLY OF FIRE PUMPS. Fire pumps shall be connected to the standpipe systems and have a capacity of 750 gallons of water per minute at a pressure of from 50 to 80 lbs. at uppermost hose outlet, fed from such pumps. Fire pumps shall draw from steel or reinforced concrete suction tanks. For the purpose of testing fire pumps a 4 in. diameter branch shall be taken from the discharge line at the pump side of the check valve and run to the suction tank over the side or through the side above the overflow level. From this branch there shall be taken a 4 in. line with an approved type pressure relief valve, extending to the tank in a manner similar to that of the 4 in. test line. In the 4 in. test line between the 4 in. relief branch and the tank there shall be placed an O. S. & Y. gate valve, which shall be kept closed except during a test of the fire pump. In the line from the fire pump to the standpipe risers and beyond the test branch there shall be placed an approved type check valve in a horizontal position and also an O. S. & Y. gate valve, the latter to be open except when the fire pump is undergoing test. A pressure gauge shall be provided and connected to the discharge line of the pump.

The piping connecting discharge from fire pumps shall be of same diameter as the main riser.

Rule 42. NUMBER AND LOCATION OF FIRE PUMPS.

SCHEDULE A

Height from Uppermost Hose Outlet to Grade	Total No. of Pumps Required	Approximate Location of Pumps			
		1st Pump	2nd Pump	3rd Pump	4th Pump
			Above level of First Pump	Above level of First Pump	Above level of First Pump
250' to 400'	1	Below grade level			
401' to 500'	2	Below grade level	200' to 250'		
501' to 600'	2	Below grade level	250' to 300'		
601' to 700'	3	Below grade level	200' to 250'	400' to 500'	
701' to 800'	3	Below grade level	250' to 300'	500' to 600'	
801' to 900'	4	Below grade level	200' to 250'	400' to 500'	600' to 750'
901' to 1000'	4	Below grade level	250'	500'	750'

Rule 43. FIRE PUMPS IN BUILDINGS EXCEEDING 1,000 FEET. All buildings exceeding 1,000 feet from grade level to uppermost hose outlet shall be provided with a fire pump for every 250 feet of elevation above the centre line of the lowest pump.

Rule 44. TANK CAPACITIES. Suction tanks supplying the first or lowest pump shall contain not less than 10,000 gallons reserved for fire pump. Intermediate tanks and uppermost supply tanks for buildings between 250 and 400 ft. as described in above schedule shall contain not less than 5,000 gallons reserved for fire pump. Uppermost supply tanks on all other buildings shall contain not less than 3,500 gallons reserve for standpipe fire line.

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Rule 45. TANK STRAINERS. All supply tanks shall be provided with proper strainers at pump and riser intake lines.

Rule 46. CENTRIFUGAL FIRE PUMPS. Fire pumps installed under these rules shall have a capacity of 750 G. P. M. and shall be of the multi-stage motor driven Centrifugal type designed, constructed and installed to render the highest possible efficient and reliable fire service.

The pump shall be located in a room of fireproof construction, properly ventilated, lighted and drained, enclosed in eight (8) inch brick or concrete walls with approved fire doors at openings and with fireproof floor and ceiling construction. If located in the lowest story of the building, the pump shall be placed on a foundation not less than one (1) foot in height. The pump room shall be readily accessible with safe egress for the attendant.

The pumping equipment shall be adaptable for heavy duty service having all parts of ample strength with liberal water passage and all working parts exposed to corrosion of phosphor bronze.

The pumps shall be fitted with fire fittings consisting of capacity name plate, pressure gauges, relief valves, hose manifold and three (3) approved $2\frac{1}{2}$ in. hose valves with Standard Fire Department male threads. Fire pumps shall take suction supply under a head of water and in no case shall there be less than six (6) feet between water level in tank and centre line of pump.

The pump specifications shall be within the uniform requirements of "The National Standard" as adopted by the following associations:

Associated Factory Mutual Companies,
National Board of Fire Underwriters,

or as approved by the Board of Standards and Appeals.

Fire pumps to be designed to operate at not less than five (5) pre-determined speeds to give five (5) pre-determined pressures which will insure a maximum pressure of 80 lbs. and a minimum pressure of 50 lbs. throughout the building.

Fire pump equipment shall be so designed that it will operate normally at least five (5) speeds to provide a minimum of 50 lbs. pressure, and where more than one pump is required it shall be capable of pumping to the level of the next highest pump station in case of breakdown of intermediate pumping unit.

To provide for this standby service the fire pump shall run at nine (9) pre-determined speeds, namely, five (5) for continuous service and four (4) for standby service.

Rule 47. GENERAL SPECIFICATIONS. Pumping equipment shall be free from defects in design, workmanship and material and shall give proper and continuous operation under the conditions of service specified and shall be subject to approval of the Board of Standards and Appeals.

Materials entering into construction of this equipment shall be the best quality of their respective kinds and all parts shall be amply proportioned so as to be adaptable for heavy duty service.

CASING: Casing shall be of close grained cast iron and divided horizontally, and having suction and discharge connections in the lower half, so that the top casing can be removed without breaking water connections. Casing shall have in addition to flange bolts, additional heavy bolts inside of flange to prevent leakage between stages. Casing shall be tested and guaranteed to withstand pressure 50% in excess of working pressure.

SHAFT: Shaft shall be made of best grade nickel steel and shall be ground all over to close limits and a high finish.

IMPELLERS: Impellers shall be of the enclosed type of best grade of phosphor bronze finished all over.

WEARING RINGS: Shall be of phosphor bronze and of renewable labyrinth or other equal type. Impeller wearing rings shall be securely attached to impeller, and casing ring shall be securely locked in the casing.

SHAFT SLEEVES: Shaft sleeves shall be of bronze and extend through stuffing boxes to protect the shaft from corrosion and wear from the packing.

BEARINGS: Bearing brackets shall be of the best grade of close grained cast iron and securely bolted to the lower half of the casing.

Bearing brackets shall contain cast iron bearings lined with high grade babbitt and shall be removable. Each bearing shall be equipped with two oil rings to insure proper lubrication.

COUPLING: Coupling shall be of best grade cast iron finished all over and keyed to shaft. The two halves shall be connected by coupling pins, transmitting power through rubber bushings, vulcanized on steel sleeves.

STUFFING BOXES: Stuffing boxes shall be of sufficient depth to prevent excessive leakage and shall contain water seal rings of bronze.

PACKING: Packing shall be held in place by bronze glands horizontally split and bolted together.

BED PLATE: Bed plate shall be of cast iron of heavy box type and provided with finished pads to which the pump is bolted and doveled. Foundation bolt rings shall be drilled for foundation bolts. Jack-screw pads to be cast with bed and jack-screws furnished to assist in aligning. Bed plate shall be provided with ample drip rims, drilled and tapped for piping connections on both ends.

PAINTING: Pumps shall be painted, filled, rubbed down to an even surface and finished with a drab steel-color machine paint, and the inside of the oil reservoirs in the bearing brackets to be painted white with a special oil-resisting paint.

TESTING: Pumps shall be tested at the plant of manufacturer to prove that they can fulfill requirements of specifications and guarantees made.

Rule 48. SPECIFICATIONS FOR ELECTRICAL CONTROL AND OPERATION OF FIRE PUMPS.

MOTOR: (a) Direct-current motors must be of the shunt or cumulative compound wound types. The speed of the motor at no load must not exceed the speed at full load by more than 10%.

Alternating current motors shall be of a slip ring type that will surely start and attain full speed under the current supply conditions where pump is to be installed. Approval of fire pump installations will be contingent on proper attention being given to the features mentioned herein.

(b) With a room temperature not exceeding 40 deg. C., motors shall be designed for a temperature rise not exceeding 40 deg. C. when carrying their rated full load continuously and shall also be able to run continuously with an overload of 15% without stress and without injurious rise in the temperature. Motors shall be able to withstand under the above room temperature an overload of 25% for 2 hours or a momentary overload of 50% without injury. No electrical or mechanical weakness should develop during these tests. The rise in temperature shall be measured in accordance with the Standardisation Rules of the American Institute of Electrical Engineers.

Motors shall be of such capacity that at rated voltage 115% of its full load ampere rating will not be exceeded under any conditions of pump load.

(c) Motor and control apparatus must be protected from water coming from possible leakage, or breakage of any connection at the pump or other piping in its vicinity, including hose lines which may be connected to the pump.

(d) Motor windings shall be thoroughly impregnated with an insulating compound suitable for resisting moisture.

(e) Bearing shells and caps for motors shall be of the split type on at least the driving end, to permit removal and replacement without disturbing the motor or shaft after installment.

VARIABLE SPEED CONTROL OF MOTORS shall be provided except for fire pumps in theatres as required under Rule 86. Not less than five stages of speed variation will be permitted.

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AUTOMATIC STARTERS will not be permitted except as provided for under Rule 86 (Theatres, etc.) of Standpipe Fire Line Rules.

CONTROLLING EQUIPMENT: The following specifications cover the construction and installation of controlling equipments of manually operated devices for the control of electric motors driving fire pumps.

In materials, details of construction, test and installation, except as modified or supplemented by these requirements, all parts of the equipment shall comply with Chapter 9 of the Code of Ordinances.

All equipments shall be specifically approved for fire pump controlling purposes.

DESIGN: (a) The design of all parts must be such as to secure simplicity, strength, durability and ease of operation.

(b) All parts must be mounted on one or more panels of slate, marble or other approved material, supported in a substantial manner on an iron frame, and the entire equipment must comply with the requirements for switchboards in Chapter 9 of the Code of Ordinances.

(c) All parts, such as bearings, cams and latches, the operation of which is liable to be interfered with by corrosion, must be made of phosphor bronze or similar metal, except where magnetic qualities are essential. Springs must be of phosphor bronze or similar metal, or protected against corrosion in an approved manner.

OPERATING MECHANISM: (a) The operation shall be such that the motor is directly started by a single lever, which shall be arranged to move in one direction from the initial to the final position.

(b) Electrical actuating devices will not be approved.

(c) Where direct current is used, an auxiliary field resistance shall be provided which can be used to increase the motor speed 10 per cent.

RESISTANCES: Starting resistances must be, unless inside of the motor, of the grid type, and comply with the requirements of starting duty rheostats as given in Chapter 9 of the Code of Ordinances.

OVERLOAD PROTECTION: (a) Each motor lead must be protected by a circuit-breaker. With direct current motors, leads must be protected by a single-pole circuit-breaker in each lead, or by an approved double coil, double pole circuit-breaker so designed that each pole must be closed independently of the other.

(b) Circuit-breakers to be calibrated to 400 per cent of normal motor current.

(c) No fuses nor other overload release devices except circuit-breakers are permitted, except in instrument and pilot light leads.

WIRING: All wiring shall be installed in rigid iron conduit.

SWITCH: An approved knife switch for independent sources of supply must be provided, having one pole for each supply wire in circuit.

PILOT LAMP AND INSTRUMENTS: (a) A pilot lamp connected on the motor side of the circuit-breaker must be provided to indicate the presence of voltage on the line.

(b) A voltmeter and ammeter must be provided and suitably mounted and connected as a part of the control equipment.

MARKING: (a) A name plate must be provided giving the name of the manufacturer and the rating of the equipment in volts and amperes.

(b) All line and motor terminal connections must be suitably marked so that they can be readily identified.

CONTROL PANEL: The control panel shall be constructed of a high grade of electrical slate or marble or other approved material.

The supporting frame shall be so arranged that the bottom of the panel will not be less than 24 inches above the floor.

INSTALLATION OF APPARATUS: The control panel shall be located close to and within sight of the motor. If a pump room used for no other purpose and containing no other apparatus except the fire pump, its motor and its accessory appliances, is provided, the controlling equipment shall be placed in this room.

The control panel shall be so protected that it will not be injured by water escaping from pump or connections.

Except where special permission is granted by the Fire Commissioner the controlling equipment shall be protected from mechanical injury by one of the following methods:

(a) Grille or lattice partitions so placed as to completely enclose the control panel and starter.

(b) The entire equipment of the panel and starter may be enclosed at the sides, front, back and top in a thoroughly substantial, ventilated sheet iron or steel cabinet of not less than No. 12 U. S. metal gauge in thickness with hinged doors with glass panel in front of pilot light. When panel is in a fireproof room and not subject to mechanical injury an enclosing cabinet shall not be required.

TEST OF EQUIPMENT: The entire equipment shall be subject to test and inspection by representatives of the Fire Commissioner.

POWER SUPPLY: Where the power supply can be obtained from two separate street feeders, two separate and distinct services shall be installed.

Isolated Plant: Where the source of supply is an isolated plant located in the building an auxiliary service of sufficient capacity shall be obtained from some outside source.

Transmission Lines: (a) The lines between the power plants and the pump room must be of such number, so arranged and so located that there will be small chance of an interruption of service to the motor, due to accident to the lines. All wiring in the pump room must be in approved conduit.

Where the valves involved are large and the crippling of this pump service would seriously affect the protection of the property, at least two separate lines from the power plant or plants to the pump installation shall be provided. The lines must be run by separate routes or in such manner that a failure of both at the same time will be only a remote possibility.

Where current is taken from an underground Edison 3-wire system it will be considered that two independent lines have been provided if connections are brought into the pump room from two street mains or feeders not terminating directly in the same junction box.

(b) Each line between the power plant and pump room shall be of such size that its safe carrying capacity as given in Chapter 9 of the Code of Ordinances will not be exceeded by the load carried.

Where direct current motors are used, the voltage at the motors must not drop more than 5 per cent below the voltage rating of the motors when the pumps are being driven at rated output, pressure and speed, and the lines between motors and power stations are carrying their peak loads.

When alternating current motors are used, the voltage at the motors under these same conditions must not drop more than 8 per cent below the voltage rating of the motors.

(c) The overload protective devices at the power plants, and where provided at various points on the lines, must be of such rating and so set that they will open the circuit only under short circuit conditions.

Approved fuses may be used, if desired, except for the protection of the pump motor where circuit breakers are required. The fuses, however, must be of such size that an overload or short circuit at the motor or its control apparatus will not cause them to open the circuit, but instead, the circuit breaker protecting the motor.

TRANSFORMERS: Where it is necessary to install transformers they shall be installed in accordance with Chapter 9 of the Code of Ordinances.

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Rule 49. SIGNALLING DEVICES. All buildings where variable speed control of fire pump motors is required shall be equipped with an approved coded closed circuit signalling system. The signalling stations shall be located one on each floor at main riser. This system shall be so arranged that a coded signal can be transmitted to the pump rooms. An eight-inch gong shall be provided in all pump rooms and at such other locations as the Fire Commissioner may direct. All apparatus used in connection with the signalling system shall be of an approved type and installed as outlined in rules governing the installation of interior fire alarm systems.

At alternate signal sending stations there shall be provided an approved closed circuit strap key enclosed in a sheet metal box equipped with a paracentric Fire Department lock and approved hinges.

The strap key shall be connected in series with the box circuit of the signal sending station.

A card of instructions shall be placed in the pump room giving code numbers of signalling stations, the pressures obtainable at different speeds of the motor and such other information that the Fire Commissioner may direct.

A card of instructions shall be placed in the pump room giving code numbers of signalling stations, the pressures obtainable at different speeds of the motor and such other information that the Fire Commissioner may direct.

Rule 50. RELAY STANDPIPE SYSTEM. All buildings hereafter erected exceeding 400 feet from grade to highest hose outlet shall be provided with an intermediate combination gravity and suction standpipe supply tank and a fire pump as required under Schedule A.

Each tank shall have at least 5,000 gallons of water reserved for the fire lines and shall be connected to the fire line system as described in Rule 30 for intermediate tanks except that in addition to the requirements of Rule 30, there shall be provided a long turn by-pass 8 inches in diameter around the tank check valve and the O. S. & Y. gate valves. An 8-inch O. S. & Y. gate valve SEALED CLOSED shall be provided in the by-pass line.

Each tank shall be provided with overflow and emergency drain lines as required in Rules 19 and 20, except that such lines shall drain to roofs of set backs on building, or into house drain lines providing the house drain line or lines are equal in sum total to the sum total in diameter of the drain lines.

The fire pump shall have a capacity of not less than 750 gallons of water per minute and shall deliver through the standpipe main feed riser at a pressure not less than 50 lbs. to the square inch at the highest hose outlet fed by said pump.

All fire pumps shall be located on a raised base at least 24 inches above the floor and on the floor below the supply tank, with the suction line as direct as practicable.

The pump discharge line shall be connected to the main feed riser feeding up, and outside the horizontal tank check valve line, and the upward swinging check valve in the main riser. An O. S. & Y. gate valve shall be provided at a point between the pump discharge connection and the upward swinging check valve SEALED OPEN.

The fire pump and motor shall be located in a watertight room as close to fire tower as practicable, properly drained by a 3-inch line to house drain or scuppers in exterior wall. The electric switch controlling the motor shall be marked on panel "FIRE PUMP SWITCH" in 1 inch white letters on a red background.

Rule 51. NUMBERING ON VALVES. All gate valves on tanks, fire lines and pumps shall be numbered by 3-inch red metal disc with white numbers 2 inches high secured to wheel of valves.

Rule 52. PUMP ROOM DIAGRAM. A white and black print drawn to a scale of one-quarter inch to the foot shall be provided in a glass frame showing the tank, fire pump, all pipe lines and valves. The number of each valve shall be shown in addition to purpose of each water line.

The blue print shall include instructions as to method of starting and operating pump, closing main line, gate valve and opening by-pass valve.

Rule 53. FIRE LINE TELEPHONE. In all buildings where a variable speed control of fire pump motors is required there shall be provided a multiple telephone system with a master telephone in each pump room, and in the main lobby and individual telephones located on alternate floors near the main fire line riser.

The operation of the system shall be such that any individual telephone may call and converse directly with any master telephone. The master telephones may call and converse directly with each master telephone.

A six-inch vibrating call bell shall be located at the master telephones.

The master telephones in pump room below grade level shall be equipped with a loud speaking receiver so that the voice can be clearly and audibly heard at a distance of not less than fifteen feet from the receiver.

WIRING: The wiring for the telephone system shall not be smaller than No. 18 rubber covered wire installed in rigid iron conduit. The conduit system shall contain no conductors other than fire line telephone conductors.

The fire line telephone system shall be properly maintained and ready for use by the Fire Department at all times.

Rule 54. MAIN LINE EMERGENCY CONTROL VALVES IN BUILDINGS OVER 400 FEET IN HEIGHT (per Schedule A). At the base of the main feed riser or below the hose outlet valves on the first story; at each pump room elevation, and at each approximate one-third the height above the fire pump elevations and the pump or roof tank next above, there shall be provided O. S. & Y. emergency control valves in the main feed riser properly numbered and shown on the fire pump blue print heretofore described.

Rule 55. EMERGENCY TOOL BOX. Where fire pumps are required under these rules there shall be provided in each pump room an emergency fire department tool box, painted a fire department red, with 3-inch white letters reading, "Emergency fire line tool box." The box shall be secured to the wall and be fitted with a fire department lock and contain the following:

- 1—3-foot Stillson wrench.
- 4—2½-inch plugs with pipe threads.
- 4—2½-inch caps with hose threads.
- 2—Spanner wrenches of Fire Department pattern.
- 4—2½-inch double female hose connections, with Fire Department threads.

Rule 56. EMERGENCY AND TESTING HOSE. Where fire pumps are required under these rules there shall be provided in each pump room not less than two 50-foot lengths of rubber lined 2½-inch hose, of Fire Department quality, and one 1½-inch nozzle of controlling type. All couplings to be of Fire Department pattern and threads. Hose shall be supported by hooks secured to enclosure walls of pump room.

Rule 57. LOCATION OF LOWER FIRE PUMP IN RELATION TO HORIZONTAL LINE CONTROL VALVES. In a single main riser system the fire pump discharge line to riser shall be as short as practicable.

In a two (2) main riser system the pump discharge line to cross connection shall be located between the two risers. An emergency gate valve of the O. S. & Y. type, sealed open, shall be provided in the cross-connection on each side of the discharge line connection.

In a three (3) main riser system the pump discharge line shall be connected to the cross-connection on each side of the central riser. Three (3) emergency gate valves as above shall be provided as follows: One (1) at the base of the central main riser and one (1) on each side of the discharge line connection on the riser side.

In a four (4) main riser system the pump discharge line to the cross-connection shall be centrally located so as to

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provide two risers on each side of pump connection. An emergency gate valve shall be provided in the cross-connection on each side of the discharge connection.

In a five (5) main riser system the pump discharge line shall be connected on each side of the third, or central riser, and shall be provided with gate valves located as described in a 3 riser system.

In a six (6) main riser system the pump discharge line shall be centrally located so as to provide three risers on each side of pump connection and shall be provided with gate valves located as described in a two and four riser system.

For the purpose of this rule a main riser is any vertical riser other than a branch riser with not more than three (3) hose outlets above the cross-connection.

Rule 58. EMERGENCY SAFEGUARDS. For the purpose of prolonging the use of the standpipe fire lines in case of failure or break, it is necessary to provide and properly locate emergency gate valves of the O. S. & Y. type as follows:

Rule 59. EMERGENCY VERTICAL LINE CONTROL VALVES. All standpipe fire line systems hereafter installed in buildings over four (4) stories or 50 ft. in height, and up to 400 ft., as described in Schedule B, shall be provided for as follows: In each riser an O. S. & Y. gate valve shall be provided below the first story hose outlet. If the interior stairway extends from hallway on first story to cellar the gate valve shall be located within the stairway enclosure below the first story level.

A two-way 2½-inch hose outlet tee with two 2½-inch approved valves, one of which may be capped, shall be provided in all main risers 6 ft. to 7 ft. above floor or stair landing level of first story with the O. S. & Y. control valve below the outlet tee.

Where a single main riser system or a main riser feed system is installed and the uppermost hose outlet exceeds 150 ft. above grade level there shall be provided in each riser O. S. & Y. gate valves, in addition to the gate valve below the first story hose outlet at approximately the level above grade hereafter specified.

SCHEDULE B

Height from Uppermost Hose Outlet to Grade	Total Number of Valves Required	Approximate Location of Valves Above Grade					
		1st Valve	2nd Valve	3rd Valve	4th Valve	5th Valve	6th Valve
150' to 200'	2 to 3	Below the 1 sty. outlet	75'	150'			
200' to 250'	2 to 3	"	75'	150'			
250' to 300'	3 to 4	"	75'	150'	225'		
300' to 400'	4 to 5	"	75'	150'	225'	300'	

Rule 60. UPPER CROSS-CONNECTION EMERGENCY CONTROL VALVES. When a two (2) main riser system is installed there shall be provided O. S. & Y. emergency gate valves between the risers in each cross-connection, located within the stairway enclosure when practicable, or as near the door to main stairway of fire tower as practicable, and where the uppermost hose outlet exceeds 150 ft. above grade, the risers shall be provided with O. S. & Y. gate valves as described in Schedule B.

Where a three (3) main riser system is installed there shall be provided O. S. & Y. gate valves between any two of the risers in each cross-connection and one in the central riser at each cross-connection.

Where a four (4) main riser system is installed there shall be provided O. S. & Y. gate valves in each cross-connection between the 2 central risers, so as to provide 2 risers on each side of control valves.

Where a five (5) main riser system is installed there shall be provided O. S. & Y. gate valves between the second and third central riser in each cross-connection and one in the central riser at each cross-connection as described in a 3 riser system.

Where a six (6) main riser system is installed there shall be provided O. S. & Y. gate valves centrally located in each cross-connection so as to provide 3 risers on each side of gate valve—as described in a two and four riser system.

Rule 61. LOWEST CROSS-CONNECTION CONTROL VALVES. When the building is provided with a fire pump as required by the Rules the gate valves required in the lowest cross-connection shall be located as described under location of Fire Pumps and Horizontal Line control valves.

Rule 62. FIRE TOWER RISER. Where the building is provided with an exterior enclosed fireproof stairway or fire tower the main riser shall be installed in such stairway and properly protected from freezing in accordance with these rules unless stairway is adequately heated.

Rule 63. VALVE SEALED OPEN. All O. S. & Y. gate valves shall be located in an accessible position and be sealed open in an approved manner.

Rule 64. LADDERS TO VALVES. Where the gate valve is more than 7 ft. above any floor or stair landing a single rung iron ladder with ½-inch rungs and not less than 10 inches between strings shall be provided at each gate valve properly secured at top and bottom.

Rule 65. VALVE SIGNS. Where the gate valves on the upper cross-connections are not located in the stair-enclosure, a sign with red background and white letters not less than 3 inches high shall be painted on the face of the wall within the stairway enclosure on the story where the gate valve is located, which shall read as follows: "STANDPIPE CONTROL VALVE NO. 0 IN LOFT."

Where a standpipe riser is located in a fire tower a sign with red background and 3-inch letters as above shall be painted on the wall at fire tower exit door, which shall read: "STANDPIPE IN TOWER," except on that story on which the emergency control valve is located, there the sign shall read: "STANDPIPE CONTROL VALVE NO. 0 IN TOWER."

Rule 66. VALVES NUMBERED. All emergency control valves shall be numbered by means of a metal disc not less than 3 inches in diameter painted red with a white number not less than 2 inches high and shall be secured to wheel of valve by chain or metal clamp.

Rule 67. FIRE LINES PAINTED. All standpipe lines not located within a stairway enclosure or public corridor and including the siamese connection street riser wall collars and caps shall be painted a Fire Department red.

Rule 68. SIAMESE CONNECTIONS FOR FIRE DEPARTMENT USE. Each standpipe system shall be provided with one or more approved type 3 inch x 3 inch inlet siamese connections for use by the Fire Department as hereinafter set forth. When a building faces on but one street and has a frontage of less than 250 ft. and requires but one four (4) inch diameter standpipe riser one siamese connection shall be provided; where the street frontage exceeds 200 ft. in length and requires but two four (4) inch diameter standpipe risers two siamese connections shall be provided for each 200 ft. of street frontage or fraction thereof. Buildings exceeding 250 ft. in height shall have not less than two siamese steamer connections for each riser and buildings not more than 250 ft. in height shall have at least one siamese connection for each 6 inch riser. Buildings having frontages on more than one street shall have a siamese connection on each street front when the frontage is not continuous but in all cases where more than one siamese connection is required they shall be properly distributed, and not grouped, as the Fire Commissioner may direct.

Rule 69. SIAMESE HEADERS. Siamese headers shall be independent of each other and lead, as direct as

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practicable, to riser or cross-connection header. There shall be at least 2 siamese for every 8-inch riser and at least 1 siamese for every 4 or 6 inch riser. Where there are more than one riser, the siamese headers shall divide on each side of any emergency control valve in the cross-connection, and such headers shall be equal in sum total, to the sum total of all risers on either side of the emergency control valves.

No siamese header shall be larger than 6 inches. Siamese risers, when extending through sidewalk, shall be of bronze or fitted with a brass sleeve, packed with a waterproof compound between sleeve and riser.

Rule 70. SIAMESE OMITTED. Any building, other than theatre with stage, not over 45 feet in height shall not be required to have a siamese connection except when such building is on a water-front or when it is one of a group of buildings and has a cross-connection to the standpipe equipment in one or more of the other buildings.

Rule 71. LOCATION. Each siamese connection placed on the street front of a building shall be located not less than 18 inches and not more than 36 inches above the sidewalk level and shall be set in a horizontal position and shall be readily accessible for Fire Department use. Each siamese shall have cast in the body on top or on wall plate, in letters at least 1 inch in length and not less than $\frac{1}{8}$ inch in depth, the word "STANDPIPE."

The piping connecting the siamese with the standpipe equipment proper shall be not less than 5 in. in diameter where there are two or more 4 in. risers and not less than 6 in. in diameter for risers of 6 and 8 in. diameter. When there is but one 4 in. riser, connection from siamese may be 4 in. in diameter.

Rule 72. SIAMESE CHECK AND DRIP. In each line between the siamese connection and the standpipe system there shall be placed an approved type swing check valve located where practicable within 10 feet from the building wall. Between the siamese and its check valve there shall be placed a $\frac{3}{4}$ -inch automatic ball drip of an approved type which will close under a pressure of not more than 7 lbs. per square inch.

Rule 73. SIAMESE CONNECTIONS FOR FIRE-BOAT USE, EXCEPT WHERE THE SOURCE OF SUPPLY IS FROM THE STREET MAIN DIRECT. Siamese connection on piers or warehouses, etc., intended for fireboat use exclusively shall be $3\frac{1}{2}$ in. x $3\frac{1}{2}$ in. at inlets with Fire Department female thread. Between siamese and the system proper there shall be an approved type swing check valve, and between the check valve and the siamese either a $\frac{1}{2}$ -in. open drip without valve or cock, or a $\frac{3}{4}$ -in. automatic ball drip of approved type closing under a pressure of not more than 7 lbs. per sq. inch. Where systems have both fireboat and shore siamese the shore siamese shall have male connections and shall be without clappers, but shall have on each inlet a 3 in. gate valve with Fire Department male thread for hose connection. Check valve shall not be provided for the land end siamese.

Rule 74. HOSE OUTLETS. When practicable all hose outlets shall be placed within a stair enclosure. They shall be $2\frac{1}{2}$ in. in diameter, set not less than 5 ft. nor more than 6 ft. above the floor or landing as the case may be. Outlets and racks shall be located above the floor or landing and shall not be over a run of stairs or in a stair well. When impracticable to place hose outlets within the stair enclosure, the Fire Commissioner may permit them to be located immediately adjacent to a stair enclosure, in a conspicuous place, in which case there shall be painted upon the stair side of the wall of the stair enclosure a conspicuous sign in letters not less than 8 in. in height indicating the location of the outlet. Where there is a 4-in. riser system its termination above roof shall be a $2\frac{1}{2}$ -in. outlet hose valve properly capped.

Rule 75. MAIN ROOF OUTLETS. All 6 and 8-inch main riser systems shall extend to the highest roof level, and be provided with not less than three $2\frac{1}{2}$ -inch hose valve manifold, with male threads. Roof outlets shall be located not less than 24 ins. nor more than 5 ft. above the roof and each valve shall be provided with regulation $2\frac{1}{2}$ -in. Fire Department caps. Where roof outlets cannot be located within a heated stair enclosure, the control valve shall be located below the roof and shall have a long stem extending above the roof with a wheel handle at the upper end. Between the long stem valve and the roof outlet there shall be a $\frac{1}{2}$ in. open drip extending to a sink or a $\frac{3}{4}$ in. automatic ball drip of approved type.

In buildings not exceeding 40 ft. in height hose outlets above roof shall not be required.

Each outlet other than roof outlet shall have attached thereto $2\frac{1}{2}$ in. unlined linen hose of lengths as stated elsewhere in these rules, except that in buildings or premises that do not contain occupancies storing, handling or using inflammable motion picture films or nitro cellulose products, and which are not classified as hazardous, the Fire Commissioner may permit in addition to the $2\frac{1}{2}$ -inch outlet the installation of $1\frac{1}{2}$ in. unlined linen hose and valve.

Rule 76. SPANNER WRENCH. A spanner wrench may be provided at each hose outlet valve, such wrench shall be of the goose-neck Fire Department pattern.

Rule 77. BRANCH LINE SIZE. No branch line may be less than 4 in. in diameter, except that any branch from a riser or cross-connection to but one hose outlet may be $2\frac{1}{2}$ in. if not over four (4) feet in length, and may be 3 in. in diameter if not more than twenty-five (25) feet in length.

Rule 78. NOZZLES. All $2\frac{1}{2}$ -in. fire hose shall be provided with approved smooth bore nozzles 15 in. in length, the outlet at the tip to be not less than 1 in. nor more than $1\frac{1}{8}$ in. in diameter.

Rule 79. HOSE. Hose shall be approved unlined linen. There shall not be more than 100 ft. of hose at any outlet, as required by Section 581, Chapter 5, Code of Ordinances. No single length of hose shall be less than 50 ft.

All hose used in connection with the standpipe fire line system shall be at least equal in material and construction to the type of hose bearing the approval label of the National Board of Fire Underwriters.

Rule 80. COUPLINGS. Hose couplings for standpipe shall be equal to hose couplings of the regular Fire Department pattern and thread.

Rule 81. RACKS. All standpipe hose shall be suspended from racks of stamped steel, malleable iron or other metal equal thereto, of approved swing type, so designed and constructed that they will permit of ready and easy release of hose for use. The racks shall be supported securely and substantially from standpipe risers or wall, except that where a cast nipple of non-corroding material is screwed into the hose outlet valve the rack may be suspended from said nipple. The minimum thickness of nipple to be $\frac{5}{16}$ in. In no case will automatic racks be permitted.

Racks shall be not more than 7 feet 6 inches above the floor.

Rule 82. HOSE CABINETS. Hose racks may be installed in cabinets, provided the cabinets are conspicuously located within a stair enclosure, and are of a size sufficient to accommodate the entire equipment and permit of easy handling of hose and operation of valve.

In theatres cabinets may be permitted outside of stair enclosures, provided they are conspicuous, and that during performances the cabinets are illuminated by means of an electric lamp placed inside. Each cabinet shall have a clear

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glass door (one panel only) without lock and shall have the words "FIRE HOSE" painted on the glass in letters not less than 2½ inches in height.

Rule 83. REGULATION AND REDUCTION OF PRESSURES. All buildings hereafter erected over 250 ft. in height and which do not exceed 400 ft. in height from the grade to highest hose outlet shall be provided with a roof gravity tank of not less than 5,000 gallons.

Where the above described height exceeds 400 feet, fire pump and suction tanks shall be provided as described under Schedule A.

Where the pressure on any hose outlet valve exceeds 50 lbs. either, approved outlet pressure reducers set as prescribed by the Chief of the Fire Department, or the Board of Standards and Appeals, shall be provided at such outlets.

Rule 84. BUILDINGS IN COURSE OF ERECTION. In buildings in course of erection standpipe fire lines shall be carried up with each story after the structure reaches the 7th story or a height of 85 ft., and there shall be provided an outside siamese pumper connection in a proper and accessible place. Regulation hose outlets on each story above the 2nd shall be provided as the work progresses. *Hose outlets shall be provided with male threads of Fire Department pattern, with hose and nozzle attached, to at least every second outlet.* The top and bottom of each riser and all cross connections shall be securely capped at all times during the progress of the work except when work on the standpipe fire line is in progress at that point. *Temporary standpipe risers used in construction work and not less than 3 inches in diameter for buildings, not exceeding 400 ft. in height, and of larger diameters, in buildings exceeding 400 ft. in height, when maintained to supply water at all times, may be accepted in lieu of the regulation standpipe, provided it is equipped with hose outlets, hose and siamese as required above.*

Elevators or hoists shall be provided as required in Rule 6.

Rule 85. PLACES COVERING LARGE AREAS. Ship yards, oil storage plants, amusement or exhibition parks or other enclosures when deemed necessary by the Fire Commissioner shall have one yard hydrant and hose for each 20,000 sq. ft. of area, but in no case shall there be more than 250 ft. distance between hydrants. *Hydrants and sufficient approved hose and a smooth bore 1½-inch Underwriters playpipe shall be placed in an approved hose house, painted red, with words "FIRE HOSE" in 6-inch white letters on door.* Where the area exceeds 20,000 sq. ft. and not exceeding 40,000 sq. ft. in area, a gravity tank of at least 20,000 gallons, elevated 50 ft. above the yard, or 25 ft. above the highest structure in the yard, or a fire pump of at least 1,000 gallons a minute, with a suction tank of at least 25,000 gallons, or river suction supply shall be provided. Plants exceeding 40,000 sq. ft. in area shall be provided with a fire pump of not less than 1,000 gallons per minute capacity, suctioning from a tank or sump of at least 30,000 gallons capacity. The Fire Commissioner may permit suction from a river or well if in his opinion the required quantity of reasonably clean water may be obtained thereby, except that where river suction is proposed and standpipe primary water supply is taken from street main, approval of the proposition shall be obtained also from the Department of Water Supply, Gas and Electricity. In addition to yard hydrants, the Fire Commissioner may require one Monitor nozzle with remote control for each 40,000 sq. ft. of area or fraction thereof when in his opinion an unusual hazard exists or may exist. Monitor nozzles shall be located as ordered by the Fire Commissioner.

Standpipe risers may be connected to yard hydrant systems when such systems are provided with gravity tanks in accordance with these rules, or when same conforms with Rule 9, Subdivision A (city main connection).

Yard hydrant systems connected to city main shall be provided with Post Indicator valve located in an accessible posi-

tion. The Post Indicator valve shall be sealed or locked open and be painted a Fire Department red.

Yard hydrant systems with more than one hydrant shall not be connected to City mains outside of the high pressure fire service area, unless approved by the Board of Standards and Appeals.

Provision for steamer connections, fireboat connections, pressure reliefs and general layout of plant standpipe systems shall be made by the Fire Commissioner as his judgment may dictate for each individual case.

Fire extinguishing equipments in addition to the foregoing shall be prescribed by the Fire Commissioner for all oil storage plants, oil refineries, fire work plants and other plants when deemed by the Fire Commissioner as presenting unusual fire hazards.

Rule 86. THEATRES, ETC. In every theatre or opera house or other building used for theatrical or operatic purposes or amusement purposes as per Section 520, Chapter 5, of the Code of Ordinances, the standpipe fire line equipments in addition to the tank shall also be supplied by approved electric pump or pumps having a capacity of at least 250 gals. per minute at 100 lbs. per square inch in buildings without occupancy above the roof and at 125 lbs. per square inch pressure in buildings having any occupancy above the auditorium roof. Power for pumps shall be supplied by electric motors of sufficient horsepower to drive pump without sign of overload. Pumps shall be bypassed to suction tanks, as provided for elsewhere in these rules under FIRE PUMPS. Pumps shall suction from steel or reinforced concrete tanks of not less than 5,000 gallons water capacity. Pumps shall deliver initial supply of water and shall be connected to an approved electric device which, upon a reduction of pressure below the allowable minimum, will automatically start the pump and, upon a restoration of the required pressure, will automatically shut off the pump. The automatic starting device shall be set to cut in at 60 lbs. pressure and to cut out at 80 lbs. pressure. In addition to the automatic starting device there shall be provided a hand starter for emergency use and there shall also be provided a pressure gauge on the panel board.

Rule 87. STREET MAIN CONNECTIONS. Subject to the requirements of the Department of Water Supply, Gas and Electricity, the size of each standpipe connection to a street main shall be not less than 4 in. in diameter and shall have a conveniently accessible control valve in the line at or near the curb or when practicable in a more remote location. The control valve shall be fitted with a frost and waterproof box not less than 4 ft. nor more than 6 ft. below the curb with a fixed stem extending to a compartment at the level of the sidewalk. The cover shall be bolted to the casing, and shall be so marked as to be quickly located and to indicate the purpose of the valve. The valve shall be of an indicating pattern, operating by a special socket wrench approved by the Department of Water Supply, Gas and Electricity. The water meters used in standpipe fire line supplies shall be of a type allowing free flow of water and be of approved type. Supply through the meter shall be checked against the Fire Department Siamese Supply and against tank supply.

Where, due to the presence of a vault under the sidewalk and extending to within 18 in. of the curb, it is impracticable to install a control valve box at the curb, there shall be placed in the feed line from the main a control valve located not more than two ft. from the point of entry.

Rule 88. HIGH AND LOW WATER ELECTRIC ALARMS. The high and low water electric alarm for gravity tanks shall be so constructed and arranged that a decrease in the quantity of water below the required fire line reserve shall cause an alarm to be given in either the pump room or engineer's room. An annunciator shall be provided in connection with the alarm system. The high

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and low tell tale electric devices for gravity tanks shall be so constructed that they will not be affected by moisture and the parts shall be heavy and rugged. The level of the water in the gravity tank shall be indicated by an approved device.

The audible signalling device for high and low water electric alarm shall consist of vibrating gong of at least 6 inches diameter of the enclosed type and arranged for conduit installation, the same to be operated automatically. The control cabinet shall be arranged for conduit installation and shall be located in the engineer's room or pump room where it will be under supervision of the person in charge of the standpipe supply.

All wiring shall be installed in rigid conduits and the installation shall be in accordance with the provisions of Chapter 9 of the Code of Ordinances. Control panels must be approved by the Board of Standards and Appeals.

The following sources of energy may be employed and are given in their order of preference:

1. Public utility electric light and power systems.
2. Independent electric generating plants.
3. Storage batteries in duplicate.
4. Primary batteries of closed circuit type.

When the system is connected to a 110 volt lighting service a suitable cut-out is to be provided and it shall be enclosed in a locked or sealed metal cabinet. The connection to system shall be the first connection on the house side of and as near as practicable to the meter. When batteries are used to operate the system they shall be placed in an approved cabinet provided with a lock and key.

Rule 89. DRY PIPE VALVE. A dry pipe valve shall be taken to mean a valve automatically controlling the water supply of the standpipe system in such a manner that under normal conditions its piping system will be maintained dry, but in the event of a hose valve being opened, the dry pipe valve automatically releases the water into the standpipe system.

In refrigerating plants or in unheated buildings, piers or warehouses where wet lines are impracticable, dry pipe valves may be installed.

Type A, in which the valve is actuated by the release of compressed air in the standpipe system due to the opening of a hose valve; and Type B, in which the valve is actuated by an approved trip under electrical control of an approved non-coded or coded closed circuit system operated from the control station at each hose outlet. Dry pipe valve shall be located as near as practicable to the standpipe system, in an enclosed place, protected from mechanical injury and freezing.

When Type A valve is installed the air pressure in the standpipe system under such dry pipe valve control shall not exceed 40 lbs. per sq. in. nor be permitted to fall below 25 lbs. per sq. in. nor shall it be less than one-sixth of the water pressure in any case. Not more than 16 hose outlets shall be supplied through one dry pipe valve. The air compressor shall have a capacity of not less than 11 cu. ft. per minute, and the air supply for the pump shall be taken, if possible from a room containing dry air, or it shall pass through a drying chamber containing calcium chloride in order to avoid the introduction of moisture into the system.

A closed circuit alarm shall be provided in connection with each dry pipe valve installation; the electrical layout shall be approved by the Fire Commissioner.

Rule 90. MONITOR NOZZLE. Monitor nozzles shall be so constructed and designed that they may be moved in both vertical and horizontal arcs, and shall be so located that streams may be brought to bear on all portions of the plant or building within the effective radius of stream play and such other exposing properties as may be within this radius. They shall be supplied from connections to the standpipe system not less than 4 in. in diameter with remote control.

Rule 90a. ROOF SETBACK HOSE OUTLETS. A two-way hose outlet tee, with one outlet properly capped, shall be provided in the standpipe risers on floor level of any intermediate roof setbacks on all buildings exceeding one hundred feet in height when the following conditions exist:

1. When the building has a frontage of fifty feet or over.
2. And there are adjoining roofs, window openings or other exterior exposures within fifty feet of the roof parapet.
3. And the depth of the set-back exceeds ten feet.
4. And the set-back exceeds one hundred feet above grade level.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons of water for fire line.
2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.
3. A 4-inch emergency drain with gate valve.
4. House lines taken from outside of tank.
5. Tank properly heated and provided with overflow line.
6. Tank shall not be fed through fire line.
7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.
8. An iron ladder of substantial construction, properly braced, extending to top of tank.
9. At least one gate valve at the down stream side of tank check.
10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.
11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.
12. An open or automatic ball drip between the siamese check and siamese.
13. Approved 3 in. x 3 in. siamese, with approved caps.
14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.
15. The siamese street riser, wall collars and caps painted a Fire Department red.
16. Outlet pressure reducers on all hose outlet valves where the pressure exceeds 50 lbs. per square inch.
17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and which may be subjected to fire exposure because of such location, shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.
18. Fire lines shall be protected from freezing as specified in these rules.
19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.
20. The bonnets or caps of all siamese or tank check valves where practical which have been in the fire lines for at least ten years shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

Rule 92. HOSE OUTLET VALVE. Hose outlet valves shall be 2½ in.

A—All hose outlet valves hereafter installed in buildings not exceeding 300 feet in height, or for the uppermost 300 feet in any building, shall conform to the following specifications:

PUBLIC HEARING

1. Valves shall have a clear waterway of at least 5 sq. in. in area.
2. They shall show not more than 5 lbs. friction loss for a flow of 300 gallons per minute.
3. They shall close tightly against 300 lbs. hydraulic pressure under normal working conditions.
4. They shall stand a hydrostatic pressure test of 750 lbs. per sq. in. for 30 minutes and not distort.
5. They shall stand the operation of full opening and closing 300 times under 150 lbs. pressure without leaking at stuffing box or seat.
6. They shall not be of cast or malleable iron.
7. Only angle globe valves shall be permitted.

B—Hose outlet valves hereafter installed in buildings exceeding 300 feet in height, except as provided for in Subdivision A, shall show not more than 5 lbs. friction loss for a flow of 300 gallons per minute; they shall close tightly against 500 lbs. hydraulic pressure under normal working conditions; they shall stand a hydrostatic test of 1,500 lbs. per square inch for 30 minutes and not distort; they shall stand the operation of full opening and closing 300 times under 250 lbs. hydraulic pressure without leaking at stuffing box or seat. They shall be of brass or best grade of valve bronze.

Straight-way gate valves may be submitted for test.

All hose outlet valves hereafter installed shall have cast in the body of the valve:

1. The manufacturer's name or trade-mark.
2. The working pressure of the valve.
3. The approval number of the Board of Standards and Appeals.

Not less than 2 approved hose valves shall be delivered to the office of the Board of Standards and Appeals, the weight and other general matter noted, and valves certified. One of the valves shall then be delivered to the office of the Fire Commissioner, with certified specifications.

Rule 93. SPECIFICATIONS. Siamese Connections.

Fire Department siamese connection shall be as herein-after stated in this rule.

1. The body of the siamese may be of cast iron, cast steel, brass or any other suitable metals of sufficient strength to comply with Item 8 of this specification. All movable parts, clappers, swivels and all bolts, washers, nuts, screws and pin bearings and all swivel bearings shall be of non-corrodible metal.

2. Clapper valve seats shall be made of non-corrodible metal and shall be machined to insure a tight seat for clapper valves.

3. Each inlet to siamese shall be provided with a clapper valve machined to a true face. Single clapper siamese connections shall not be permitted.

4. The inside diameter of valve seats shall not be less than the inside diameter of the hose couplings. The area of the waterway beyond the valve seats shall not be less than the combined areas of the waterways through the two valve seats. The area of the waterway of each inlet shall not be reduced by the clapper when in a position of maximum opening.

5. Clappers shall be so hung that when siamese connection is placed in a horizontal position the clappers will be seated.

6. Swivels, attached to the body of the siamese by means of a collar expanded cold or screwed into the body of the siamese, or with other bearing surface extending entirely around the opening and exerting uniform shear, will be approved if giving a strength sufficient to meet item 8.

7. Clapper valves must be of such design and area that a pressure of 100 lbs. per sq. in. on the standpipe side will not prevent their opening when the pressure on the steamer side is 150 lbs. They must be so hung that with a discontinuance of flow into the siamese through that inlet the valve will close, and that it will not close where there is an inward flow and the pressure on the inlet is 5 lbs. or more greater than the standpipe pressure.

8. Siamese connections must stand a pressure test of 500 lbs. for 30 minutes and not distort.

9. Clapper valves shall be tight for any pressure on standpipe side up to 300 lbs.

10. Approved caps or plugs must be provided to protect the threads of the inlets.

11. The inlet swivels to siamese connection shall be provided with threads to fit the Fire Department hose.

12. The word "STANDPIPE" shall be cast into the top of the body of the siamese in 1 in. letters not less than $\frac{1}{8}$ of an in. in depth.

13. Where there is a fire boat siamese connection in the same system with a land end siamese connection, clapper valves shall be omitted from the land end siamese.

Saving Clause. All rules and regulations previously adopted and conflicting with these rules are hereby rescinded.

WILLIAM E. WALSH, *Chairman.*

WILLIAM J. O'GORMAN, *Secretary.*

RULES

COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

*Amended Resolution Adopted by the Board of Appeals,
March 16, 1920, Under Cal. No. 549-17-BZ*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

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Requests to rescind granted.....	2
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Requests for extension of time granted.....	19
Requests for extension of time denied.....	2
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Requests to install granted.....	0
Requests to install denied.....	0
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Plans disapproved.....	1
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	1
Requests withdrawn or dismissed.....	1
Total	612

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First. That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second. That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third. That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth. That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth. That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth. That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Fire Retarding Rules.

Fuel Oil Burners Approved.

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Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

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Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, May 15, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, May 22, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, *Chairman*.

CALENDAR

DOCKET.

New Cases Filed up to May 9, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
430-28-A.....	F.D.....	87-15 Britton ave., Jackson Heights, Q., L. C. 16120
429-28-S.....	F.D.....	318-320 E. 75th st., Man., L. D. 28494
428-28-S.....	F.D.....	310-316 E. 75th st., Man., L. D. 28498
427-28-SA.....	F.D.....	Arco Metal Pipe, Appliance
426-28-BZ.....	B.B.Q....	South side of Northern blvd., 468.53 ft. east of 159th st., Flushing, Q., N. B. 2263 & 2264-1928
425-28-S.....	F.D.....	207-209 E. 120th st., Man., L. D. 35127
424-28-A.....	F.D.....	2026-2122 Myra Court, Bklyn., Alt. 230-27
423-28-A.....	F.D.....	290 Vernon ave., L. I. C., Q., Alt. 1229-28
422-28-BZ.....	B.B.B....	1817-1819 Avenue M, Bklyn., Applic. 4585-28
421-28-S.....	F.D.....	244 Canal st., Man., L. D. 28460 & 28461
420-28-S.....	F.D.....	68-72 Washington st., Man., L. D. 32017, F-32448 & L. F. 32449
419-28-S.....	B.B.M....	227-233 E. 45th st., Man., N. B. 197-28
418-28-A.....	F.D.....	46-48 Myrtle ave., Bklyn., Alt. 611-28
417-28-A.....	B.B.M....	263-281 Seventh ave., Man., N. B. 540-27
416-28-BZ.....	B.B.M....	312-324 E. 42nd st., Man., N. B. 150-28

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1068-27-BZ.....	B.B.M....	124 Waverly pl., Man., Viol. 79-27
375-23-BZ.....	B.B.Bx...	109 East Fordham rd., Bx., N. B. 760-1923

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F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR TUESDAY, MAY 15, 1928, AT 2 P. M.

Building Zone Case.

10-28-BZ.

APPLICANT—Samuel Dickstein, for Louis Adler Realty Corp., owner.

PREMISES—63-91 King street, 189-205 Varick street, 243-267 West Houston street and 366-384 Hudson street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

MAY 15, 1928, 10 A. M.

Appeals from Administrative Orders.

1246-27-A—11 Vestry street, Manhattan.

1289-27-A—648 Broadway, Manhattan.

1299-27-A—233 Harris avenue, Long Island City, Borough of Queens.

1312-27-A—196-206 City Island avenue, The Bronx.

1143-27-A—131-149 Morgan avenue, Brooklyn.

484-27-A—1015 Boulevard and Perrott place, Astoria, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 15, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 986-27-BZ—Application, September 9, 1927, under section 21 of the building zone resolution, of Julius R. Lippman, applicant, on behalf of Frank Fladell, owner, to permit in a "D" area district the maintenance of a private garage for two (2) automobiles on a lot, so that the combined area of the existing dwelling and garage exceeds the allowable 60 per cent of the area of the plot; premises 657 Euclid avenue, Brooklyn.

CAL. NO. 1219-27-BZ—Application, November 17, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Richard P. Sherlock, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 388-394 Coney Island avenue, northwest corner of Caton avenue, Brooklyn.

CAL. NO. 1224-27-BZ—Application, November 18, 1927, under section 21 of the building zone resolution, of Cannava & Viviani, applicants, on behalf of Nicola Grassi, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3000-3010 Boston road, 1061-1069 Adeo avenue and 3001-3009 Lurting avenue, northeast corner of Boston road and Adeo avenue, The Bronx.

CAL. NO. 1236-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Theodore Smith, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Woodhaven boulevard and 163rd avenue (Sheridan avenue), Aqueeduct, Borough of Queens.

CALENDAR

CAL. NO. 1257-27-BZ—Application, November 30, 1927, under sections 7c and 21 of the building zone resolution, of James P. Whiskeman, applicant, on behalf of Ronel Realty Co., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 9 East Mosholu Parkway North, east side of East Mosholu Parkway North, 78.66 ft. south of Jerome avenue, The Bronx.

CAL. NO. 1139-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of William Koppe, applicant, on behalf of D'Orio Concrete Construction Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 701 Onderdonk avenue, northeast corner of Palmetto street, Ridgewood, Borough of Queens.

CAL. NO. 1227-27-BZ—Application, November 19, 1927, under section 21 of the building zone resolution, of John Woolley, applicant, on behalf of Bradley Finance Corp., owner, to permit in a residence district the erection and maintenance of a business building (stores); premises north side of East 182nd street, block front between Valentine avenue and Tiebout avenue, The Bronx.

CAL. NO. 1274-27-BZ—Application, December 6, 1927, under sections 7a, 7b, 7e and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Mary E. Ames, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Sanford avenue and 165th street, Flushing, Borough of Queens.

CAL. NO. 489-27-BZ—Application, May 4, 1927, under section 21 of the building zone resolution, of Joseph Presto, applicant and lessee; Ignazio Scilippi, owner, to permit in a business district the erection and maintenance of a chicken market (previously withdrawn); premises 101-01 Northern boulevard (Jackson avenue), northeast corner of 44th street, Corona, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

MAY 15, 1928, 2 P. M.

Appeals from Administrative Orders.

1146-27-A—462 Eighth avenue, Manhattan.

1253-27-A—526 Smith street, Brooklyn.

1258-27-A—498 Broome street, Manhattan.

1280-27-A—289 Fulton street and 264 Washington street, Brooklyn.

1202-27-A—343-345 West 44th street, Manhattan.

1189-27-A—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, May 15, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 1144-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Marben Realty Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Cedar avenue and West 179th street, The Bronx.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 1164-27-BZ—Application, October 28, 1927, under section 21 of the building zone resolution, of Robert W. Maloney, applicant, on behalf of A. W. Palumbo, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Waterbury avenue and Eastern boulevard, The Bronx.

CAL. NO. 1237-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Kate Ruchlis and Israel Berkenfeld, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

CAL. NO. 1067-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Glenhall Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

CAL. NO. 1103-27-BZ—Application, October 11, 1927, under section 21 of the building zone resolution,

CALENDAR

tion, of William Domroe and Philip J. Sinnott, applicants, on behalf of Thomas J. Burnett, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station; premises 103-113 Northern boulevard, south side of Northern boulevard, 187 ft. east of Main street, Flushing, Borough of Queens.

CAL. NO. 1061-27-BZ—Application, September 30, 1927, under section 21 of the building zone resolution, of Thomas D. La Colla, applicant, on behalf of Elizabeth Warms, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 103-12 Gilbert street (170th street) and 502 South street (Liberty avenue), Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, MAY 18, 1928, AT 2 P. M. SPECIAL MEETING.

Rules.

281-22-SR—"Standpipe"—"Fire Lines," amendments to.

CALL OF CLERK'S CALENDAR TUESDAY, MAY 22, 1928, 2 P. M.

Building Zone Cases.

1297-27-BZ.

APPLICANT—Daniel McNamara, Jr., for Cordovian Realty Corp., owner.

PREMISES—392 14th street, south side of 14th street, 122 ft. 10½ in. east of Seventh avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of four (4) motor vehicles (moving vans).

1340-27-BZ.

APPLICANT—Erin Realty Corp., owner.

PREMISES—4582-4588 Broadway, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1348-27-BZ.

APPLICANT—Edward P. Doyle, for Joseph Friedman, owner.

PREMISES—2753-2761 Coney Island avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1-23-BZ.

APPLICANT—John J. Ryan, for Florence M. Steinberg, owner.

PREMISES—3401 Kingsland avenue, northwest corner of Boston road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

4-28-BZ.

APPLICANT—William F. Doyle, for Locust Hill Avenue Co., owner.

PREMISES—1870-1878 Flatbush avenue, southeast corner of East 38th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1315-27-BZ.

APPLICANT—John P. Walther, for Fannie Gordon, owner.

PREMISES—856 St. Nicholas avenue, 59 St. Nicholas place and 400 West 153rd street, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy from residence use to a business use.

MAY 22, 1928, 10 A. M.

Appeals from Administrative Orders.

1285-27-A—408-422 Hicks street, Brooklyn.

1310-27-A—1120 East 177th street, southeast corner of Devoe avenue, The Bronx.

1321-27-A—253-263 Tillary street and 27-32 Park avenue, Brooklyn.

1345-27-A—3336 161st street, west side of 161st street, 500 ft. north of State street, Flushing, Borough of Queens.

1351-27-A—139 Centre street and 105 Walker street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 22, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1275-27-BZ—Application, December 6, 1927, under section 21 of the building zone resolution, of Frank W. Fitzpatrick, applicant, on behalf of Western District Cleaners and Dyers, owner, to permit in a business district the maintenance of a dry cleaning establishment; premises 132-136 Academy street, Long Island City, Borough of Queens.

CAL. NO. 1286-27-BZ—Application, December 9, 1927, under sections 7e and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of G. M. S. Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 41-43 Snyder avenue, north side of Snyder avenue, 150 ft. 11¼ in. west of Bedford avenue, Brooklyn.

CAL. NO. 1068-27-BZ—Application, October 3, 1927, under sections 7c and 21 of the building zone resolution, of Edward P. Doyle, appli-

CALENDAR

cant, on behalf of Livia M. Pepe, owner, to permit in a residence district the maintenance of an existing building occupied on the basement story as a French dry cleaning, dyeing and pressing business and as dwellings above (previously denied); premises 124 Waverly place, Manhattan.

CAL. NO. 220-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution of William J. Cherry, applicant, on behalf of Lutheran Church of the Advent, owner, to permit in a residence and "E" area district the erection and maintenance of a building less than ten (10) feet from the street line and also to occupy more than 70 per cent. of a corner lot at curb level, and more than 40 per cent. at a point 18 ft. above the curb level; premises 1201-1211 Avenue P, northeast corner of East 12th street, Brooklyn.

CAL. NO. 538-27-BZ—Application, May 16, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Manufacturers Trust Co., owner, for a modification of the original resolution, to permit in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street walls in excess of the height permitted by the zone resolution; premises 481-497 Eighth avenue, 301-307 West 34th street and 306-320 West 35th street, Manhattan.

CAL. NO. 1171-27-BZ—Application, November 1, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Sinking Fund Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 8414-8448 New Utrecht avenue, west side of New Utrecht avenue, 7 ft. 9 $\frac{3}{8}$ in. north of 18th avenue, Brooklyn.

CAL. NO. 1231-27-BZ—Application, November 22, 1927, under sections 7b, 7c and 21 of the building zone resolution, of Ferdinand Savignano, applicant, on behalf of West Eighth Street Arcade, Inc., owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a building to be used as a motion picture theatre, restaurants and offices and also the omission of the required legal rear yard; premises 52-54 West 8th street, Manhattan.

CAL. NO. 1263-27-BZ—Application, December 1, 1927, under section 21 of the building zone resolution, of J. Burmeister, applicant, on behalf of Laura J. Ligh, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 614 Rockland avenue, Egbertville, Borough of Richmond.

CAL. NO. 1294-27-BZ—Application, December 13, 1927, under sections 7e and 21 of the building zone resolution, of Matthew F. Fagan, applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north side of East New York avenue, 40 ft. west of Troy avenue, Brooklyn.

CAL. NO. 1336-27-BZ—Application, December 23, 1927, under sections 7e, 7g and 21 of the building zone resolution, of Henry G. Harrington, applicant, on behalf of Albert L. Gray, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1785-1789 Bushwick avenue, northeast corner of Jamaica avenue, Brooklyn.

CAL. NO. 176-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Harry Baer, applicant, on behalf of 373 Park Avenue Corp., owner, to permit in a residence district the alteration and change of occupancy of the first story from a residence use to a business use; premises 375 Park avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

MAY 22, 1928, 2 P. M.

Petitions for Variations.

- 1241-27-S—21-23 West 38th street, Manhattan.
- 1301-27-S—237-243 Tenth avenue, Manhattan.
- 1291-27-S—126 West 34th street, Manhattan.
- 1134-27-S—245-249 West 27th street, Manhattan.
- 2522-17-S—244-246 East 52nd street, Manhattan.
- 990-27-S—225-235 West 37th street (12th floor), Manhattan.
- 991-27-S—225-235 West 37th street (9th floor, front), Manhattan.
- 992-27-S—225-235 West 37th street (7th floor), Manhattan.
- 993-27-S—225-235 West 37th street (5th floor), Manhattan.
- 994-27-S—225-235 West 37th street (8th floor), Manhattan.
- 995-27-S—225-235 West 37th street (15th floor), Manhattan.
- 996-27-S—225-235 West 37th street (4th floor, front), Manhattan.
- 998-27-S—225-235 West 37th street (3rd floor), Manhattan.
- 999-27-S—225-235 West 37th street (6th floor, front), Manhattan.

Appliance Submitted for Approval.

1151-27-SA—Allen 2 $\frac{1}{2}$ Inch Angle Hose Valve, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, MAY 29, 1928, 2 P. M.

Building Zone Cases.

46-28-BZ.

APPLICANT—John J. Dunnigan, for John Bahrenburg, owner.

CALENDAR

PREMISES—West side of Bainbridge avenue, 295.31 ft. north of East 213th street, The Bronx.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard at the second story as required by the building zone resolution.

95-28-BZ.

APPLICANT—A. Berton Reed, for Kings Highway Congregational Church, owner.

PREMISES—1714-1724 Avenue P and 1628 East 18th street, southwest corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence use and "E" area district the erection and maintenance of a church building not setting back the required distance from the building line and occupying in conjunction with the existing church structure a greater area of the plot than is permitted in an "E" area district.

375-23-BZ.

APPLICANT—William F. Doyle, for William Hagedorn, owner, substituted for previous applicant and owner.

PREMISES—109 East Fordham road, The Bronx.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building, previously granted for a theatre building.

1167-27-BZ.

APPLICANT—Henry J. Nurick, for David Strahl, owner.

PREMISES—287-289 Pacific street, north side of Pacific street, 125 ft. east of Smith street, Brooklyn.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously dismissed for lack of prosecution).

5-28-BZ.

APPLICANT—McCooley & Conroy, for Parkway Center Building Corp., owner.

PREMISES—384-388 Hawthorne street, southwest corner of New York avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

9-28-BZ.

APPLICANT—McCooley & Conroy, for Stersal Holding Corp., owner.

PREMISES—8131-8155 New Utrecht avenue, east side of New Utrecht avenue, 158 ft. $\frac{1}{4}$ in. north of 84th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

27-28-BZ.

APPLICANT—McCooley & Conroy, for Saul I. Heller, owner.

PREMISES—1976-1990 Stillwell avenue, northwest corner of 85th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

44-28-BZ.

APPLICANT—William F. Doyle, for Adamo Ottavino, owner.

PREMISES—3601-3607 Snyder avenue, northeast corner of Brooklyn avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

MAY 29, 1928, 10 A. M.

Appeals from Administrative Orders.

1269-27-A—549-559 West 180th street, Manhattan.

1332-27-A—3501-3507 Vernon avenue, Long Island City, Borough of Queens.

1334-27-A—7-15 Richards street, Brooklyn.

1347-27-A—310 Vernon avenue, Long Island City, Borough of Queens.

1352-27-A—119 Fifth avenue, Manhattan.

1355-27-A—351 South 3rd street, Brooklyn.

7-28-A—18 East 60th street and 649 Madison avenue, Manhattan.

912-27-A—420-428 East 31st street, Manhattan.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 29, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 1293-27-BZ—Application, December 13, 1927, under section 21 of the building zone resolution, of McCooley & Conroy, applicants, on behalf of Daniel Halpern, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Rockaway boulevard and South 2nd street (83rd street), South Ozone Park, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

MAY 29, 1928, 2 P. M.

Petitions for Variations.

1333-27-S—7-15 Richards street, Brooklyn.

1342-27-S—3648 Park avenue, The Bronx.

1354-27-S—530-532 West 27th street, Manhattan.

6-28-S—237-245 West 35th street (fifth floor), Manhattan.

12-28-S—28-30 West 38th street, Manhattan.

1204-27-S—361 East 182nd street, northwest corner of Webster avenue, The Bronx.

1223-27-S—199 Sackett street and 192-196 Degraw street, Brooklyn.

1233-27-S—25 West 35th street, Manhattan.

1240-27-S—224-232 West 35th street, Manhattan.

1337-27-S—263-281 Seventh avenue, 165-167 West 25th street and 158-162 West 26th street, Manhattan.

1338-27-S—1985-1993 Jerome avenue, The Bronx.

3-28-S—494-496 Eighth avenue and 264-266 West 35th street, southeast corner, Manhattan.

13-28-S—26 West 38th street, Manhattan.

22-28-S—408-412 Fulton street, Brooklyn.

Appliance Submitted for Approval.

323-27-SA—Holby Oil Burner, approval of.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 8, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

The minutes of the regular meeting of the board, held on Tuesday morning, May 1, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, May 1, 1928, were approved as printed in the Bulletin, No. 19, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

1310-27-A.

APPELLANT—Edward Whitwell, lessee.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—1120 East 177th street, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Laid over to May 22, 1928, at 10 a. m., on request of applicant.

1328-27-A.

APPELLANT—J. Byers Holbrook, for Norris Berry, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—880 Utica avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

1309-27-A.

APPELLANT—Globe Automatic Sprinkler Co., for Rug Renovating Co., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—78-92 Ridge street, Astoria, Borough of Queens.

APPEARANCES—

For Appellant: A. P. Foreman.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(1309-27-A)

WHEREAS, Globe Automatic Sprinkler Co., for Rug Renovating Co., owner, filed, December 19, 1927, an appeal from a decision of the fire commissioner, affecting premises 78-92 Ridge street, Astoria, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, dated November 16, 1927 (re Plan No. 1485-1927), reads:

"Pending the approval of Plan No. 1485-27, premises 78-92 Ridge St., Astoria, Queens, which plan shows the installation of a 30,000 gallon gravity tank, you will be required to appeal to the Board of Standards and Appeals for the installation of same.";

and

WHEREAS, the building is non-fireproof, two stories in height, 150.83 ft. by 51.35 ft. to 59.94 ft., irregular, in area; OCCUPIED as a rug cleaning establishment: 1st story, 20 persons; 2nd story, 56 persons; and

WHEREAS, the appellant proposes to erect a wood gravity tank, 30,000 gallons capacity, 20 ft. above the roof upon an approved steel truss work, used solely to supply the existing sprinkler system in the building, the tank to be maintained full in accordance with rules of the board.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only as to the capacity of the tank in excess of the requirements of the existing rules, *on condition* that the total capacity shall not exceed 30,000 gallons, and that the support of said tank shall be subject to the approval of the superintendent of buildings as to structural design, capacity and strength, etc., and that the sprinkler system shall otherwise comply with the rules in all respects and that the building shall not be increased in height.

1230-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Chas. Ross & Son Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—148-156 Classon avenue and 73-81 Emerson place, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

1230-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Charles Ross and Son Co., owner, filed, November 22, 1927, an appeal from an order of the fire commissioner, affecting premises 148-156 Classon avenue and 73-81 Emerson place, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 18, 1927 (Order No. 23125-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the premises facing on two street fronts consist of a group of interconnected one-story buildings, the main building (machine shop) being non-fireproof and the remainder of the buildings being fireproof; the main building being 84 ft. by 228 ft. (approximately 19,000 sq. ft.) in area and the rest of the group being 105 ft. 6 in. by 85 ft., irregular (approximately 8,900 sq. ft.) in area, a total combined area of 27,900 sq. ft.; OCCUPIED for the manufacture of mixing and grinding machinery, total capacity 70 persons; and

WHEREAS, appellant contends that the premises is open on practically all sides; equipped throughout with a one-source sprinkler system fed from the city main in Classon avenue; that there is a siamese connection for the sprinkler system in each street front and that the openings in the walls separating the various sections are provided on each side of the wall with standard fireproof doors.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the premises throughout shall be equipped with an approved sprinkler system and that the building shall not be increased in height, area or dimension,

MINUTES

and granted only as long as the occupancy and use remains unchanged and in single tenancy.

1232-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Fred L. Lavanburg Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—190-204 North 12th street and 165-169 North 11th street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(1232-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Fred L. Lavanburg Co., owner, filed, November 22, 1927, an appeal from an order of the fire commissioner, affecting premises 190-204 North 12th street and 165-169 North 11th street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 26, 1927, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the premises facing on two street fronts consist of an irregularly shaped group of interconnected, non-fireproof buildings, one and two stories (25 ft. 6 in.) in height, having a frontage of 200 ft. and a depth of 200 ft. (approximately 31,000 sq. ft.) in area; subdivided by walls with openings therein protected by fireproof doors into several units; the area of the largest section being 6,500 sq. ft.; OCCUPIED for the manufacture of dry colors: 1st story 68 persons; 2nd story, 22 persons; and

WHEREAS, appellant contends that the two buildings on the easterly portion of the North 11th street front are equipped with a sprinkler system fed by a 9,300-gallon gravity tank and the rest of the premises are equipped with a sprinkler system fed from the city main in North 12th street, and contends, further, that the buildings are under watchmen's supervision; that central office fire alarm boxes are distributed throughout the premises and that the buildings are low in height and no single area exceeds 10,000 sq. ft.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the premises throughout shall be equipped with an approved wet sprinkler system and that the building shall not be increased in height, area or dimension, and granted only as long as conditions as to occupancy and use remain unchanged and the premises remain in single tenancy and operation.

1305-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Commonwealth Color & Chemical Co., Inc., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—203-229 Nevins street, 259-279 Butler street and 500-520 Baltic street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(1305-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Commonwealth Color and Chemical Co., Inc., filed, December 17, 1927, an appeal from an order of the fire commissioner, affecting premises 203-229 Nevins street, 259-279 Butler street and 500-520 Baltic street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 25, 1927, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the premises consist of brick and frame adjoining structures, one, two and three stories (36 ft. 9 in.) in height, 200 ft. by 225 ft., 45,000 sq. ft. floor area at first story, 9,000 sq. ft. floor area at 2nd story and 5,800 sq. ft. floor area at 3rd story; OCCUPIED for the manufacture of aniline colors, dry sizing, etc., 42 persons throughout the premises; EQUIPPED with a sprinkler system throughout (except the six drying rooms at east side, first story), fed through a four-inch connection to the street main with siamese connection on Nevins street and Baltic street fronts; and

WHEREAS, the appellant claims that the premises are divided into small floor areas by brick walls, with communicating openings at the first story only, which are provided with fire doors; that the largest single area is the yard, roofed over, about 14,800 sq. ft. floor area; all other floor areas are less than 5,500 sq. ft.; that there are nine city fire hydrants within easy reach of the premises; furthermore, there are fire pails and fire extinguishers distributed throughout the premises.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the premises throughout shall be equipped with a one-source wet sprinkler system provided with dry pipe valve and four-inch connection to the city main; that all horizontal openings on the first story shall be equipped with approved fireproof doors and that any horizontal openings above the first story shall be built up with fireproof material of approved masonry, and granted only as long as the occupancy and use of the building remains unchanged, in single tenancy and operation.

1264-27-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Frank Habeck, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—4149-4151 Park avenue and 410-420 East 176th street, The Bronx.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
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MINUTES

Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Absent 0

THE RESOLUTION—

(1264-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Frank Habeck, owner, filed, December 1, 1927, an appeal from an order of the fire commissioner, affecting premises 4149-4151 Park avenue and 410-420 East 176th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated August 5, 1927, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building is non-fireproof, two stories (27 ft. 8 in.) in height, having a frontage of 50 ft. on Park avenue, 180 ft. on East 176th street and a distance of 107 ft. across the rear, a total inside area of approximately 13,700 sq. ft.; the first story of the premises being divided by brick walls (with openings therein to be bricked up) into three sections; the largest area being approximately 9,900 sq. ft. (inside measurement) and the two smaller areas being approximately 1,900 sq. ft. each; the second story of the premises being divided into two sections by a four-inch terra cotta block partition with a fireproof door at the opening therein; the westerly section being approximately 9,900 sq. ft. and the easterly section being approximately 3,800 sq. ft. (inside measurement); OCCUPIED: 1st story, garage, auto repair shop and household specialties, 12 persons; 2nd story, manufacture of middy blouses, auto tire covers, baby carriages and club rooms, 50 persons; and

WHEREAS, appellant contends that the premises are low in height, that they are open on practically all sides and that when the openings in the division wall on the first story are blocked up no single area will exceed 10,000 sq. ft. and the combined areas will not exceed 15,000 sq. ft., and that the conditions in this building will be practically in compliance with rule 6 of the standpipe rules.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

1252-27-A.

APPELLANT—70 Park Avenue Corporation, owner.
SUBJECT—Appeal from order of the superintendent of buildings.

PREMISES AFFECTED—68-70 Park avenue, Manhattan.
APPEARANCES—

For Appellant: Timothy J. Healy and Thomas C. Sheridan.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Commissioners Connell, Holland
and Guilfoyle and Deputy Chief Martin.. 4
Negative: Chairman Walsh..... 1
Absent 0

THE RESOLUTION—

(1252-27-A)

WHEREAS, 70 Park Avenue Corp., owner, filed, November 29, 1927, an appeal from an order of the superintendent of buildings, affecting premises 68-70 Park avenue, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated November 17, 1927 (Viol. Order No. 5140-1927), reads:

"You are hereby notified that the building situated on the front of the lot on the west side of Park Avenue,

commencing about on the northwest corner of 38th Street and Park Avenue, being a 15 and pent house story fireproof building, about 49 ft. 4½ in. front, 49 feet rear, 80 feet deep and 159 ft. 8 in. in height, and occupied as a Transit Hotel and known as Number 68-70 Park Avenue, in the Borough of Manhattan, in the City of New York, does not conform to section 356 of the Building Code, section of the in the respects noted below:

"In that of installing wood doors leading to all rooms and wood flooring in all rooms from the 1st to 15th floor are of combustible material.

"You are hereby directed to remove all combustible material from the 1st to 15th floor.";

and

WHEREAS, the building is sixteen stories (159 ft. 8 in.) in height, the top story being set back from the street walls and forming a pent house, having a frontage of 80 ft. on East 38th street and 49 ft. 4½ in. on Park avenue; of fireproof construction but with wood doors and flooring installed on the second to fifteenth floors, inclusive; OCCUPIED as an apartment hotel, seven apartments on each story and one apartment in pent house story; and

WHEREAS, appellant contends that the building is provided with a double stairway separated by a fireproof wall; that all doors on all stories leading to the public halls are fireproof; that the code permits wood floors and trim in a building 150 ft. in height; that the building in question exceeds this height by only 9 ft. 8 in. and that there is no wood flooring or doors on the first story or in the pent house story; and

WHEREAS, the building exceeds in height but 9 ft. 8 in. in excess of the requirement as to fireproof construction throughout; and

WHEREAS, that portion of the building exceeding 150 ft. is fireproof in all respects; and

WHEREAS, the exit facilities are in excess of those required by law.

Resolved, that the order of the superintendent of buildings be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall not be increased in height and that any portion above 150 ft. shall be fireproof throughout in all respects; that all doors opening from or on all public corridors throughout the building shall be fireproof and self-closing and that there shall be no wood or combustible trim or flooring in any part of any public hall or corridor.

1049-21-A.

APPELLANT—Pendleton & Pendleton, for Isabelle Realty Co., Inc., owner.

SUBJECT—Application for reopening—interpretation of resolution—re appeal from order of fire commissioner.

PREMISES AFFECTED—539-543 West 39th street, Manhattan.

APPEARANCES—

For Appellant: F. W. Mayes.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(1049-21-A)

WHEREAS, Pendleton & Pendleton, for Isabelle Realty Co., Inc., and Jacob Brothers Co., owner, filed, September 9, 1921, an appeal with the board of appeals from an order of the fire commissioner, affecting premises 539-541 West 39th street, Borough of Manhattan; and

MINUTES

WHEREAS, the order of the fire commissioner, dated November 26, 1920 (Order No. 14881-F), reads:

"1. Provide iron or kalameined shutters at all openings in the exterior wall above first story which are distant in a direct line less than 30 ft. from any openings in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at rear of building or other approved protection as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances.";

and

WHEREAS, the building is of non-fireproof (mill construction), seven stories in height, 75 ft. by 85 ft. in area at the street level and 75 ft. by 75 ft. above; OCCUPIED for the assembly of pianos: basement, 7 persons; 1st story, 20 persons; 2nd story, 9 persons; 3rd story, 9 persons; 4th story, 9 persons; 5th story, 7 persons; 6th story, 8 persons; 7th story, 5 persons; there being four windows in the rear of the building within 30 ft. of openings in adjoining buildings, the building being equipped with a 100 per cent. sprinkler system, supplied from two sources, the building in the rear owned by the same owner also equipped with 100 per cent. sprinkler system; and

WHEREAS, this appeal was granted by the board at its meeting, October 25, 1921, the statement having been made that a dilapidated frame structure in which the order was based would be unlikely to remain; and

WHEREAS, a new order was issued by the fire commissioner and covering the same matter of fire shutters; and

WHEREAS, the board deemed that this frame structure constituting the exposure was not a hazard.

Resolved, that the order of the fire commissioner be and it hereby is *reversed*, and the appeal be and it hereby is *granted*, only so long as conditions as to the adjoining exposure which constitutes the basis of this order remain unchanged.

BUILDING ZONE CASES

1286-27-BZ.

APPLICANT—Edward P. Doyle, for G. M. S. Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—41-43 Snyder avenue, north side of Snyder avenue, 150 ft. 11¼ in. west of Bedford avenue, Brooklyn.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: John J. Snyder.

ACTION OF BOARD—Laid over to May 22, 1928, at 10 a. m., on request of applicant.

95-28-BZ.

APPLICANT—A. Berton Reed, for Kings Highway Congregational Church, owner.

SUBJECT—Request for preferential hearing—re application (decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence use and "E" area district the erection and maintenance of a church building not setting back the required distance from the building line and occupying in conjunction with the existing church structure a greater area of the plot than is permitted in an "E" area district.

PREMISES AFFECTED—1714-1724 Avenue P and 1628 East 18th street, Brooklyn.

APPEARANCES—

For Applicant: A. B. Reed.

For Opposition: None.

ACTION OF BOARD—Application for early hearing granted.

THE VOTE TO GRANT EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy

Chief Martin 5
Negative 0
Absent 0

276-28-BZ.

APPLICANT—Palmer H. Ogden, for Cannabe Holding Corp. and 31st Street Holding Corp., owners.

SUBJECT—Request for preferential hearing—re application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a two times height district the erection and maintenance of the street wall in excess of the height permitted under the zone resolution.

PREMISES AFFECTED—142-162 West 31st street and 371-377 Seventh avenue, southeast corner, Manhattan.

APPEARANCES—

For Applicant: John F. Keating.

For Opposition: None.

ACTION OF BOARD—Application for early hearing denied.

THE VOTE TO GRANT EARLY HEARING—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin 5
Absent 0

1068-27-BZ.

APPLICANT—Edward P. Doyle, for Livia M. Pepe, owner.

SUBJECT—Application for reopening—reconsideration, having been previously denied—re application (decision of the superintendent of buildings) under sections 7-c and 21 of the building zone resolution, to permit in a residence district the maintenance of an existing building occupied on the basement story as a French dry cleaning, dyeing and pressing business and as dwelling above.

PREMISES AFFECTED—124 Waverly place, Manhattan.

APPEARANCES—

For Applicant: Edward P. Doyle and Vincent C. Pepe.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for hearing May 22 at 10 a. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin 5
Negative 0
Absent 0

375-23-BZ.

APPLICANT—William F. Doyle, for Wm. Hagedorn, owner.

SUBJECT—Application for reopening—amendment and modification—re application (decision of superintendent of buildings) under section 7-c of the building zone resolution to permit in a residence district, extending from a business district, the erection and maintenance of a business building, previously granted for a theatre building.

PREMISES AFFECTED—109 East Fordham road, The Bronx.

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APPEARANCES—

For Applicant: William F. Doyle.
For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call May 29, 1928, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

1167-27-BZ.

APPLICANT—Henry J. Nurick, for David Strahl, owner.

SUBJECT—Application for reopening—restoration to calendar, having been previously dismissed for lack of prosecution—re application (decision of superintendent of buildings) under section 7-e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—287-289 Pacific street, Brooklyn.

APPEARANCES—

For Applicant: Martin Silverstein.
For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call May 29, 1928, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

1184-27-BZ.

APPLICANT—Walter S. Beaver, for Realm Realty Corp., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—143-149 Huron street, north side of Huron street, 150 feet west of Manhattan avenue, Brooklyn.

APPEARANCES—

For Applicant: Walter S. Beaver.
For Opposition: Samuel Jacobs and Joseph B. Flynn.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

724-27-BZ.

APPLICANT—McCooey & Conroy, substituted for McIntyre & O'Leary, for St. James Methodist Episcopal Church, owner.

SUBJECT—Application (re decisions of the superintendent of buildings) under section 21 of the building zone resolution, for a modification of the original resolution, to permit in a residence district the erection and maintenance of five (5) apartment houses having stores on the first story.

PREMISES AFFECTED—8313-8323 20th avenue, northeast corner of 84th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.
For Opposition: None.

ACTION OF BOARD—Application withdrawn and previous action granting appeal reaffirmed.

THE VOTE TO WITHDRAW AND REAFFIRM PREVIOUS ACTION—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

1185-27-BZ.

APPLICANT—Walter S. Beaver, for William and Lena Schwartzberg, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—458-466 Leonard street, southeast corner of Manhattan avenue, Brooklyn.

APPEARANCES—

For Applicant: Walter S. Beaver.
For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Absent 0

THE RESOLUTION—

(1185-27-BZ)

WHEREAS, Walter S. Beaver, for William and Lena Schwartzberg, owner, filed November 7, 1927, an application under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 458-466 Leonard street, Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting May 8, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Leonard street, Manhattan avenue and Engert avenue are in business, residence and unrestricted districts; and

WHEREAS, the decision of the superintendent of buildings rendered October 24, 1927 (re App. No. 19656-27), reads:

"Gas station in business district, prohibited use. Art. II, 4(a), B. Z. Resolution.";

and

WHEREAS, the premises, triangular in plan, consists of a one-story garage. It is proposed to remove a portion of the garage at the junction point of the streets, erect a one story brick office, 12 feet by 7 feet, bury four 550-gallon tanks and erect six pumps for the purpose of conducting a gasoline service station within a business district;

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution,

Resolved, that the decision of the superintendent of building be and it hereby is *affirmed* and the application be and it hereby is *denied*.

1235-27-BZ.

APPLICANT—Harry Cook, for Landau Holding Corp., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of Beach 71st street and Hammels boulevard, Arverne, Borough of Queens.

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APPEARANCES—

For Applicant: Harry Cook and Jacob Landau.
For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Absent 0

THE RESOLUTION—

(1235-27-BZ)

WHEREAS, Harry Cook, for Landau Holding Corp., owner, filed November 22, 1927, an application under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Beach 71st street and Hammels boulevard, Arverne, Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting May 8, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hammels boulevard is a business district; Beach 71st street, from L. I. R. R. to a point 100 feet north, is an unrestricted district; Beach 71st street, north of a point 100 feet north of L. I. R. R. is a business district; Beach 72nd street, west side, is an unrestricted district; Beach 72nd street, east side, is a business district; and

WHEREAS, the decision of the fire commissioner rendered November 15, 1927 (re Alt. 3794-1927), reads:

"1. A gasoline service station may not be permitted in a business district."

and

WHEREAS, the premises consist of an irregularly shaped plot of ground, having a frontage of 38.68 ft. on Beach 71st street, 12.46 ft. and 47.24 ft. on Hammels boulevard, and a distance of 39.58 ft. along the rear, upon which it is proposed to erect a small one-story office and to install 4 gasoline storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 of the building zone resolution;

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1292-27-BZ.

APPLICANT—McCooley & Conroy, for Harold D. Watson, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building.

PREMISES AFFECTED—55-61 East 18th street, east side of East 18th street, 105 ft. 9¾ in. north of Church avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.
For Opposition: Max M. Schwartz and Albert H. Davis.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(1292-27-BZ)

WHEREAS, McCooley & Conroy, for Harold D. Watson, owner, filed December 13, 1927, an application under the building zone resolution, to permit in a residence district the

erection and maintenance of a business building; premises 55-61 East 18th street, east side of East 18th street, 105 ft. 9¾ in. north of Church avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting May 8, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 18th street is in a residence district, Church avenue is in a business district, and St. Paul's place is in a residence district; and

WHEREAS, the decision of the superintendent of buildings rendered November 23, 1927 (re App. No. 21779-27), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3. The erection of a building with stores and a restaurant in a residence district."

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories and cellar in height, with a frontage of 60 ft. and a depth of 13 ft. to 65 ft. irregular, to be occupied as a business building; and

WHEREAS, this plot is of an eccentric plottage, and is bounded on the north side by the open railroad cut and is contiguous on the southerly property line to the business property of Church avenue, the residence use of the street is thereby practically segregated from this proposed invasion by the open cut of the B. M. T. R. R., which lies below grade, the board deems it is justified under section 21 to grant relief.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for business use only so far as it affects the first story (street grade) of the proposed building, *on condition* that any use above this first story level shall be restricted to conforming residential use and occupancy; that any advertising exposed or displayed shall be restricted to flat wall signs or the plate glass show windows of the street front; that the northerly portion of the structure on the street front as indicated on the elevations filed in this appeal as blank walls shall be finished with two-tone face brick in panel treatment; and that all permits required shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

1161-27-BZ.

APPLICANT—Abraham Schwartz, for Consolidated Laundries, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the extension of a laundry occupancy in an existing building.

PREMISES AFFECTED—2112-2128 Neptune avenue, southeast corner of West 22nd street, Brooklyn.

APPEARANCES—

For Applicant: Abraham Schwartz.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(1161-27-BZ)

WHEREAS, Abraham Schwartz, for Consolidated Laundries, Inc., owner, filed October 28, 1927, an application under the building zone resolution, to permit in a business district the extension of a laundry occupancy in an existing building, premises 2112-2128 Neptune avenue, southeast corner of West 22nd street, Brooklyn; and

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WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting May 8, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Neptune avenue, north side, is business district; Neptune avenue, south side, from West 21st street to a point 100 ft. west, is residence district; Neptune avenue, south side, west of a point 100 ft. west of West 21st street, is business district; West 22nd street, north of a point 100 ft. north of Neptune avenue, is unrestricted district; West 22nd street, south of a point 100 ft. north of Neptune avenue, is business district; and

WHEREAS, the decision of the superintendent of buildings rendered October 13, 1927, reads:

"Proposition denied. Extension of laundry in a business district contrary to Building Zone Resolution, Art. II, 4(a).";

and

WHEREAS, the premises consist of an irregularly shaped plot of ground having a frontage of 157 ft. 7½ in. on Neptune avenue, 140 ft. on West 22nd street, and (100 ft. south of Neptune avenue) a frontage of 120 ft.—upon which are located several buildings comprising the plant of the Consolidated Laundries, Inc.; with the exception of the building in question, these structures (laundries and garage) were erected prior to March, 1923, when the vicinity was in an undetermined district; the building in question was erected in 1927; it is non-fireproof, one story in height and 37 ft. 7½ in. by 100 ft. in area; it is connected to the adjoining laundry buildings and it is proposed to occupy it as a laundry; and

WHEREAS, the board granted a variation under Cal. No. 222-23-BZ for the operation of a laundry on these premises; and

WHEREAS, the time for the completion of same expired by limitation of the building code and the conditions of the resolution,

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* only as far as it affects specifically the premises No. 2128 Neptune avenue, Brooklyn, *on condition* that there shall be no power plant installed on this portion of the general premises, any power employed thereon being supplied from the adjoining premises in the same ownership and operation; and that the laundry operation shall be confined to the rear fifty feet of this section of the premises; that the building shall not exceed one story above grade in height; that the remainder of this building on the plot formed by the intersection of Neptune avenue and West 22nd street shall be restricted to the office use and occupancy of the business conducted throughout these and the adjoining premises.

1140-27-BZ.

APPLICANT—Westboro Family Laundry Service, Inc., lessee, and Thwaites Place, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the maintenance of an existing wet wash laundry.

PREMISES AFFECTED—1422-1424 Jerome avenue, The Bronx.

APPEARANCES—

For Applicant: Maurice Iserman.

For Opposition—None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin 5

Negative 0
Absent 0

THE RESOLUTION—

(1140-27-BZ)

WHEREAS, Westboro Family Laundry Service, Inc., lessees, filed October 24, 1927, an application under the building zone resolution, to permit in a business district the maintenance of an existing wet wash laundry, premises 1422-1424 Jerome avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting May 8, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue, east side, is business district; Jerome avenue, west side, north of Macombs road, is business district; Jerome avenue, west side, south of Macombs road, is residence district; East 170th street is business district; East 171st street, Jerome avenue to a point 100 ft. east, is business district; East 171st street, east of a point 100 ft. east of Jerome avenue, is residence district; Townsend avenue, north of a point 100 ft. north of 170th street, is residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 24, 1927 (Violation Order No. 2095-1927), reads:

"You are hereby notified that the building occupied as a wet wash laundry and shown as Number 1422-24 Jerome Avenue and located in a business district in the Borough of The Bronx, in the City of New York, does not conform to section 4 of the Building Zone Resolution of the Board of Estimate and Apportionment adopted July 25, 1916, in the respects noted below:

"Occupying the first story as a wet wash laundry, said occupancy being prohibited by law.

"You are hereby directed to discontinue said use, in compliance with the requirements of the Building Zone Resolution."

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 50 ft. and a depth of 100 ft., occupied as wet wash and steam laundry; and

WHEREAS, the application is brought by the present lessee, who has a lease for ten years beginning 1926; and

WHEREAS, the present lessee took this property in use and operation from a former occupant and operator of a laundry on these premises; and

WHEREAS, the administrative order has been brought about by the application of substitution of increased horsepower boiler capacity; and

WHEREAS, on the same street front there now exists non-conforming uses in the nature of garages, the board deems that it is justified in the adjustment under section 21 of the building zone resolution,

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that in the installation of any increased horse-power boiler capacity there shall be erected a brick chimney to a height not less than the height of the adjoining premises to the rear and that the top of the chimney shall be equipped with a revolving metal hood; that all permits for the construction of the chimney shall be obtained from the bureau of buildings.

1055-23-BZ.

APPLICANT—Michael Lyndsey, owner.

SUBJECT—Application for reopening—extension of permit—re application (order of fire commissioner) to permit in a residence district the maintenance of a

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garage for the storage of three (3) motor vehicles, three spaces rented to persons not residing on the premises.

PREMISES AFFECTED—2218 Aqueduct avenue, The Bronx.

APPEARANCES—

For Applicant: Frederick W. Rinn.

For Opposition: None.

ACTION OF BOARD—Application reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(1055-23-BZ)

WHEREAS, F. W. Rinn, for Michael Lyndsey, owner, filed September 4, 1923, an application, under the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of three (3) pleasure motor vehicles; three spaces rented to persons not residing on the premises; premises 2218 Aqueduct avenue, Borough of Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting February 5, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Aqueduct avenue and Buchanan place are residence districts; and

WHEREAS, the order of the fire commissioner, dated August 16, 1923 (Order No. 19377-C), reads:

"1. Discontinue the maintenance of a garage which is not maintained strictly as an accessory to dwelling on same lot on these premises.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 31 ft. and a depth of 20½ ft.; occupied as a garage for three motor vehicles, three spaces rented to persons not residing on premises; and

WHEREAS, the applicant has filed the duly acknowledged consents of the owners of 84 per. cent of the property frontage deemed by the board to be affected; and

WHEREAS, this application was granted by the board at its meeting February 5, 1924, and May 11, 1926, for a temporary period and applicant requests an extension of this period,

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the capacity of the garage be restricted to three automobiles of the pleasure car type, space for two of which may be rented to persons not residing on the premises, and that this permission, granted May 11, 1926, be *extended* for a temporary period of two years from the date of this action, May 8, 1928, on condition that the public use shall be discontinued on or before May 8, 1930.

682-26-BZ.

APPLICANT—William F. Doyle, for William Hagedorn, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

PREMISES AFFECTED—Southeast corner of Jerome avenue and East 182nd street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle and William Hagedorn.

For Opposition: Jerome F. Healy, Jr., Jacob Stahl, Gertrude Tetelman and William B. De Lacy.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

THE RESOLUTION—

(682-26-BZ)

WHEREAS, William F. Doyle, for William Hagedorn, owner, filed, August 4, 1926; reopened March 27, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles (previously denied); premises southeast corner of Jerome avenue and East 182nd street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 8, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district; East 182nd street, from Jerome avenue to a point 100 ft. east, is in a business district; East 182nd street, east of a point 100 ft. east of Jerome avenue, is in a residence district; Walton avenue is in a residence district; Cameron place, from Jerome avenue to a point 100 ft. east, is in a business district, and Cameron place, east of a point 100 ft. east of Jerome avenue, is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered August 4, 1926, in acting on App. No. 1710-1926, reads:

"Garage for more than five cars may not be permitted in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 148 ft. on Jerome avenue and a depth of 100 ft. on East 182nd street; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7, subdivision e, and was entitled to relief under section 21 of the building zone resolution on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be constructed fireproof throughout and shall not exceed a height of two stories above Jerome avenue grade; that the rear easterly wall shall be unpierced throughout its entire height and length; that there shall be no vehicular entrance of any nature or description on texture and general design of the elevation on 182nd street front shall be restricted to window, sashes, subdivided in lights not more than 8 in. by 12 in. in area; that there shall be no signs or advertising of any nature or description erected or permitted on the 182nd street front; that the exterior of the street walls on 182nd street and Jerome avenue shall be finished with face brick and natural stone trimmings, of attractive architectural design; that the color, texture and general design of the elevation on the 182nd street shall conform substantially with that of the adjoining apartment house; that the first story street front, other than for the entrance to the garage area of the premises to the rear, shall for a depth of not less than 20 ft. be developed and maintained for store or showroom purposes; that there

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shall be no portable gasoline tanks maintained or operated on these premises; no roof signs shall be erected; that any gasoline equipment installed shall be located at the extreme southerly end of these premises; that any ascending ramp from Jerome avenue front shall set back from the building line not less than 10 ft., and that all permits shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

1251-27-BZ.

APPLICANT—Ozark Realty Co., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—594 92nd street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: John M. Scelsa, A. W. Harris, Margaret Pendelino and Mrs. Crowley.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy Chief Martin	4
Negative: Commissioner Connell	1
Absent	0

THE RESOLUTION—

(1251-27-BZ)

WHEREAS, Ozark Realty Co., owner, filed, November 29, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 594 92nd street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 8, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 92nd street is in a business district; Dahlgren place, from 92nd street to a point 100 ft. south, is in a business district; Dahlgren place, south of a point 100 ft. south of 92nd street, is in a residence district; Dahlgren place, from 92nd street to a point 100 ft. north, is in a business district; Dahlgren place, north of a point 100 ft. north of 92nd street, is in a residence district; Gatling place, from 92nd street to a point 100 ft. north, is in a business district, and Gatling place, north of a point 100 ft. north of 92nd street, is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered November 19, 1927, reads:

"Plan No. 3900-27. 1. A garage for more than five cars may not be permitted in a business district.";

and

WHEREAS, the proposed building is to be of fireproof construction, two stories and cellar in height, with a frontage of 70 ft. and a depth of 134 ft. 8 in.; to be occupied as a garage for the storage of more than five cars; and

WHEREAS, there is a use, non-conforming and prohibitive to business district regulations now existing on these premises in the nature of a public gasoline service station; and

WHEREAS, the board deems that it would be justified under the circumstances under the rules of exception 21 in permitting the substitution of the proposed use namely, public garage for more than five motor vehicles, for the existing industrial and commercial and non-conforming use on these premises.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations, and that the application be and it hereby is granted on condition that the building shall not exceed a

height of two stories above grade; that it shall be constructed fireproof throughout; that a rear yard of not less than 10 ft. in depth shall be established at the grade of the second story floor level; that the gable walls throughout shall be unpierced; that the rear wall, first story, shall be unpierced; that any openings in the rear, second story, shall be equipped with metal frame and sash with two ventilators to each opening; that iron stairs shall be provided at the rear of first story to a counterbalanced scuttle in the roof of first story, rear; that any ascending ramps from the first story shall be located not less than 10 ft. inside the building line; that the front elevation shall be finished with face brick, two-tone, of attractive architectural design; that any advertising displayed on the front of building shall be restricted to flat wall signs and not more than one projecting illuminating sign, indicating the name and title of the business conducted on the premises; that a return of the front elevation shall be made to this board before submission to the bureau of buildings, and that all permits shall be obtained within nine months and any work involved thereby shall be completed within eighteen months from the date of this action.

547-20-BZ.

APPLICANT—William F. Doyle, for Dorsma Garage Corp., owner.

SUBJECT—Application for modification of the previous resolution re application (under section 21 of the building zone resolution) to permit partly in a business district and partly in a residence district the extension in area of an existing garage for more than five (5) motor vehicles, and also the installation of a gasoline service station.

PREMISES AFFECTED—1016 St. Nicholas avenue, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: A. Sonnenthal, Walter L. McGuire, Mrs. Saunders and Miss Schaefer.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland, Guilfoyle and Deputy Chief Martin	3
Negative: Chairman Walsh and Commissioner Connell	2
Absent	0

THE RESOLUTION—

(547-20-BZ)

WHEREAS, Irving E. Smalley, president, Dorsma Garage Corp., owner, filed, September 3, 1920, with the board of appeals, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the extension in area of an existing garage for more than five motor vehicles; premises 1016 St. Nicholas avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, October 19, 1920, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that St. Nicholas avenue is in a business district and Sylvan terrace, Jumel terrace and West 162nd street are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered July 23, 1920, in acting on Alt. App. 2265, reads:

"Proposed extension of proposed garage in business district is contrary to section 6 of the building zone resolution.";

and

WHEREAS, the existing building is non-fireproof, one story in height, 57 ft. 11 3/16 in. by 122 ft. 8 1/4 in. in area; it is proposed to extend this building on the side, the extension to be of non-fireproof construction, one story in height, 79 ft. 10 1/2 in. by 122 ft. 5 1/4 in. in area, the entire structure to be used as a garage for more than five motor vehicles; and

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WHEREAS, there existed a garage for more than five motor vehicles on this street between the intersecting streets on July 25, 1916, which garage still exists; and

WHEREAS, this application was granted by the board at its meeting, October 19, 1920, the following resolution being adopted:

"Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the proposed addition to the existing garage shall be separated from the showrooms facing on St. Nicholas avenue by a partition wall of terra cotta blocks, extending in a northerly direction from the north wall of the existing structure to the north wall of the proposed addition, and that said wall shall be unpierced throughout its entire length and height, except for two self-closing, fireproof doors as fire exits not exceeding 3 ft. 8 in. each in width; that the side and rear walls of the proposed extension shall be unpierced throughout their entire length and height, and that no skylights in the roofs of the structure shall be placed within 20 ft. of the rear or easterly wall or within 10 ft. of the northerly wall of the proposed extension, and that all skylights shall be glazed with plain glass and protected by wire screens above and below; that the St. Nicholas avenue front of the building shall be constructed of pressed brick with stone trim, ornamental in character and windows in same to be glazed with plate glass; the design for this facade to be submitted in duplicate and approved by the board."

and

WHEREAS, the owner, through his representative, William F. Doyle, has requested a reopening of this case and a modification of the resolution to permit the alteration of the front of the building and the installation of a gasoline service station, and the case was reopened May 17, 1928; and

WHEREAS, the decision of the superintendent of buildings, rendered February 18, 1928, in acting on Alt. App. No. 312-1928, reads:

"1. A gasoline service station may not be installed in a garage situated in a business district. This is contrary to Art. II, Par. 4, Zoning Resolution and the Resolution of the Board of Standards and Appeals (Cal. No. 547-20-BZ, Vol. 5, No. 43, Page 597.)";

and

WHEREAS, at the public hearing, May 8, 1928, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

AREA FIXED.

(1061-27-BZ)

The chairman presented and read a communication from Thomas D. La Cella, requesting the board to fix the area deemed affected and within which to obtain consents to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 103-12 Gilbert street, Jamaica, Borough of Queens.

The following area was approved by the board:

Both sides of Gilbert street from Liberty avenue to a point 400 ft. south of the premises in question, and also the property at the rear and for a distance of 50 ft. each side of the rear lot lines of the property in question.

Adjourned 5.45 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 8, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATION

1134-27-S.

PETITIONER—William I. Hohausser, Inc., for Estey Construction Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—245-249 West 27th street, Manhattan.

APPEARANCES—

For Petitioner: William I. Hohausser.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 22, 1928, at 2 p. m.

1204-27-S.

PETITIONER—Ludwig Hanauer, for Josberg Realty Co., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—361 East 182nd street, northwest corner of Webster avenue, The Bronx.

APPEARANCES—

For Petitioner: L. Hanauer.

ACTION OF BOARD—Laid over to May 29th, 1928, at 2 p. m., on request of petitioner.

1223-27-S.

PETITIONER—Edwin H. Thatcher, for Decorated Metal Mfg. Co., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—199 Sackett street and 192-196 Degraw street, Brooklyn.

APPEARANCES—

For Petitioner: Edwin H. Thatcher.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to May 29, 1928, at 2 p. m., to embrace exit conditions in new six-story addition on Sackett street.

1319-27-S.

PETITIONER—Samuel Rosenblum, for Jacob Weisz, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—7-9 Lispenard street, Manhattan.

MINUTES

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to special meeting, May 11, 1928, at 10 a. m., due to lateness of hour.

1330-27-S.

PETITIONER—William F. Doyle, for Maral Realty Company, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—334-336 Seventh avenue and 200 West 29th street, southwest corner, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

ACTION OF BOARD—Laid over to special meeting, May 11, 1928, at 10 a. m., due to lateness of hour.

798-27-S.

PETITIONER—Thomas B. Leahy, for 37 West 57th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—37-39 West 57th street, Manhattan.

APPEARANCES—

For Petitioner: Thomas B. Leahy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to special meeting, May 11, 1928, at 10 a. m., due to lateness of hour.

1187-27-S.

PETITIONER—James P. Wiskeman, for Vincent Astor, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—18 West 33rd street, Manhattan.

APPEARANCES—

For Petitioner: James P. Whiskeman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to special meeting, May 11, 1928, at 10 a. m., due to lateness of hour.

1200-27-S.

PETITIONER—Crocker Natl. Fire Prev. Eng. Co., for Carl Rosenbaum, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—142 Greene street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to special meeting, May 11, 1928, at 10 a. m., due to lateness of hour.

1159-27-S.

PETITIONER—Philip J. Sinnott, for James S. Clifford, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—244-246 East 52nd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin 5

Negative 0
Absent 0

1229-27-S.

PETITIONER—Alexander S. Traub, for Sinclair Howard Armstrong, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—67-69 Park place, Manhattan.

APPEARANCES—

For Petitioner: Alexander S. Traub.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(1229-27-S)

WHEREAS, Alexander S. Traub, for Sinclair Howard Armstrong, owner, filed, November 22, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 67-69 Park place, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 2, 1927 (Order No. 28194-LD), reads:

"1. Provide an additional means of exit from each floor of the building remote from the interior stairway as per Section 271 of the Labor Law.";

and
WHEREAS, the building is non-fireproof, five stories and cellar in height, 45 ft. by 88 ft. 2 in. in area at first story and 45 ft. by 78 ft. 6 in. in area above; OCCUPIED: cellar, kitchen, 9 persons; 1st story, restaurant, 200 persons; 2nd story, manufacture of electrical supplies, 4 persons; 3rd story, electricians, 20 persons; 4th story, book bindery, 12 persons; 36 persons above the first story; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to roof, enclosed in 1/2-inch plaster boards and 26 gauge metal on wood stud partitions, with fireproof doors at openings; a substandard fire escape on the front of the building, extending from the top story to the second story balcony, with EGRESS from the termination of the fire escape by means of counterbalanced ladder in guides to street; there being iron stairs on the second and fourth stories, a fireproof bridge on the third story and a horizontal exit on the fifth story leading to building to the west; ROOFS of adjoining buildings: to west, 7 ft. 9 in. lower; to east, 6 ft. 6 in. higher; and

WHEREAS, petitioner contends that all openings leading to the buildings to the west are protected with fireproof doors; that the building in question and the buildings to the west are under one ownership and requests the acceptance of the existing means of egress.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that all exits as shown on the blueprints filed with this petition shall be provided and maintained with the exception that on the fifth story, from the horizontal exit there shall be provided an independent hallway on the top floor of Nos. 71-73 Park place (in the same ownership), enclosed in fire-resisting material.

311-28-S.

PETITIONER—Egan & Ittelson, for Nomar Real Estate Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

MINUTES

PREMISES AFFECTED—469-479 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: Raphael Egan.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy Chief Martin 4
Negative: Commissioner Connell..... 1
Absent 0

THE RESOLUTION—

(311-28-S)

WHEREAS, Egan & Ittelson, for Liberty Place Holding Corp. and Normar Real Estate Corp., owners, filed, April 4, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 469-479 Seventh avenue and 160-166 West 36th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated March 15, 1928 (re Certificate of Occupancy), reads:

"1. All steel should be encased in at least 2 inches fireproof material.

"2. Area of plate glass panes in exterior windows on the street fronts should not exceed 720 sq. inches.";

and

WHEREAS, the building is fireproof, sixteen stories in height, 98 ft. 9 in. by 140 ft. in area; OCCUPIED for offices, showrooms and 25 per cent. manufacturing, not more than 90 persons on a story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: a fire tower; two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims, as to Item 1, that the structural steel of the building is at present encased in 1½ inches of concrete and in addition thereto ⅞ inch of patent fire-resisting plaster; as to Item 2, the petitioner proposes to use large lights of glass in windows on the two street fronts, the maximum size on first story, 9 ft. by 13 ft.; second story, 5 ft. 6 in. by 6 ft.; the lower sash on all stories above the second story, 3 ft. by 4 ft.; all other sashes and windows will conform to the requirements of the labor law; furthermore, the petitioner contends that due to the character of the building smaller lights would not add to the safety of the occupants.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 1, on condition that all steel work shall be encased in accordance with the building code, and granted, as to Item 2, only so far as it affects the windows on the street fronts of the first story and the lower sash of all windows above the first story, on condition that all openings shall be equipped with approved metal frames and sash, glazed with one-quarter inch polished plate glass; that the factory occupancy of these premises shall not exceed 25 per cent. of the floor area, the factory occupancy to be restricted to that of the needle trades, and that the labor law shall be complied with in all other respects.

1306-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Commonwealth Color & Chemical Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—203-229 Nevins street, 259-279 Butler street, and 500-520 Baltic street, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(1306-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Roloc Realty Corp., owner, filed, December 17, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 203-229 Nevins street and 259-279 Butler street and 500-520 Baltic street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 25, 1927 (Order No. 18655-LD), reads:

"1. Provide an additional means of exit from two story building No. 229 Nevins Street, remote from present exit, as per Rule 8, Board of Standards and Appeals adopted Feb. 23, 1927.

"2. Provide an outside iron balcony fire escape on north side of three story building No. 512-14 Baltic Street with balconies 4' in width connected by stairways not less than 22" wide, placed at an incline of not more than 45 degrees, extending from the ground to the highest story, constructed as per Section 273 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with Section 271 of the Labor Law.";

and

WHEREAS, the premises consist of brick and frame adjoining structures, one, two and three stories in height, 200 ft. by 225 ft., 45,000 sq. ft. at first story, 9,000 sq. ft. at second story and 5,800 sq. ft. at third story; OCCUPIED for the manufacture of aniline colors, dry sizing, etc., 42 persons throughout the premises; EQUIPPED with a sprinkler system throughout (except the six drying rooms at east side of first story); EXITS from buildings No. 229 Nevins street and Nos. 512-514 Baltic street: an interior open wooden stairway, extending from the first story to top story of each building; and

WHEREAS, the petitioner claims, as to Item 1, that the building No. 229 Nevins street is two stories in height, used as an office on first story, 10 persons; 2nd story for ladies lavatory; that no factory work is done on the building; as to Item 2, that the building Nos. 512-514 Baltic street is three stories in height, used for manufacturing colors: 1st story, 4 persons; 2nd story, 3 persons; 3rd story, storage, no occupancy; furthermore, the petitioner contends that there are doorways at the rear of second story of each building which lead to the roof of the one-story portion of the premises which extends 200 ft. away from each of said buildings.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that the building shall be not increased in height or area, and that the means of egress shall be maintained, as shown on plans filed, over the roof of the one-story extension to Baltic street by means of doors from the two sections of the building covered by the foregoing order.

502-27-S.

PETITIONER—Thomas I. Sheridan, for Stephen Realty Co., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—16-24 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: Thomas I. Sheridan.

For Administration: Inspector Maher of fire department.

MINUTES

ACTION OF BOARD—Petition granted on condition. THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(502-27-S)

WHEREAS, Thomas I. Sheridan, for Stephen Realty Co., owner, filed, May 7, 1927, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 16-24 West 47th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated February 19, 1927, read:

"Order No. 11705-LD:

"1. Remove all partitions not built of incombustible material on all stories, as per Subdivision 6 of Section 270 of the Labor Law.";

and

"Order No. 11706-LD:

"1. Arrange all doors on all stories so as to open outwardly, as per Sec. 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, fourteen stories in height, 100 ft. by 100 ft. in area; OCCUPIED principally as offices and showrooms for jewelers, watch and clock jobbers, about 40 persons on each story and one living apartment on the roof for the superintendent of the building; EQUIPPED with a fire alarm signal system; EXITS: a fire tower and also an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that the only manufacturing done in the building consists of inserting watch works into watch cases and buffing jewelry by means of buffing machines, operated by one-quarter horse power electric motors; that the partitions in question do not interfere with the exits, and to open the doors into the corridors would create a hazard to persons using the corridors, and contends, further, that there are large glass panels in the doors in question which could be readily broken to afford an emergency means of egress from the offices; and

WHEREAS, the order is predicated on the alleged industrial operation, which is stated by the petition to be in substance and principally the adjustment and timing of clocks and watches and the minor adjustment of jewelry purchased on the premises.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that the stair halls, corridors and required means of exit shall be enclosed in materials of fireproof construction, with self-closing, fireproof doors at all openings thereto; that any industrial operation shall be restricted to the minor repairs and adjustments of time pieces and jewelry purchased on the premises, and that the conditions as adopted by this board in Cal. No. 56-26-S, affecting the same premises, shall also be complied with and maintained.

1308-27-S.

PETITIONER—Samuel Rosenblum, substituted for Shampan & Shampan, for K. & K. Laundry Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—1155-1159 61st street, Brooklyn.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition. THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(1308-27-S)

WHEREAS, Samuel Rosenblum, substituted for Shampan & Shampan, for K. & K. Laundry Co., Inc., owner, filed, December 19, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1155-1159 61st street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 7, 1927 (Order No. 29493-LD), reads:

"1. Discontinue the use of the above premises for manufacturing purposes which is occupied in violation of Section 270 of the Labor Law.

"Defects noted are as follows:

"(a). The interior exit stairway is not 44" wide, is not constructed of fireproof material and is not enclosed in fireproof partitions.

"(b). A secondary means of egress remote from the interior stairway from each story has not been provided.";

and

WHEREAS, the building is non-fireproof, two stories in height, 60 ft. by 100 ft. in area at first story and 20 ft. by 68 ft. in area above; OCCUPIED as a laundry: 1st story, 15 persons; 2nd story, 25 persons; EXITS: an interior wooden stairway, 41 inches in width, extending from the first story to second story, enclosed in wood studs and cement plaster partitions with fireproof doors at openings; an iron ladder to roof scuttle; ROOFS of adjoining buildings: one story lower; and

WHEREAS, the petitioner claims that Certificate of Occupancy No. 5159 was issued August 26, 1924, for laundry, first story, 7 persons; 2nd story, 16 persons; that the interior stairs are enclosed in fire-retarding material; furthermore, the petitioner proposes to provide an outside iron stairway on west side leading from second story to floor of open court adjoining and under the same ownership, such court leads direct to the street; and

WHEREAS, there is a Certificate of Occupancy No. 5159, dated August 26, 1924, issued for a laundry use in these premises by the superintendent of buildings.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that a 3 ft. 8 in. wide outside iron stairway with fireproof openings shall be provided on the westerly gable wall from the second story, with termination at street level in an open court, with egress direct to the street on property contiguous to the north and in the same and single ownership; that the building shall be not increased in height, area or dimension; that all openings on the course of this exterior stairs shall be made fireproof, self-closing; that a horizontal exit shall be provided at the rear of the first story in the westerly gable wall to premises adjoining immediate to the west, in the same and single ownership.

1114-27-S.

PETITIONER—William F. Doyle, for Henry Russell, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—810 Broadway, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle and Henry Russell.

For Administration: Inspector Maher of fire department.

MINUTES

ACTION OF BOARD—Petition granted on condition. THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(1114-27-S)

WHEREAS, William F. Doyle, for Henry Russell, owner, filed, October 17, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 810 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 7, 1927 (Order No. 3111-LD), reads:

"1. Arrange the fire escape at the rear of building and the openings leading thereto and the windows opening on the course thereof, so that same are in compliance with the provisions of Section 79B-4 and 79B-5 of the Labor Law and the Rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 79B-1 of the Labor Law.

"Among the defects noted on this fire escape are the following: Windows on course not fireproof; stairs are not 45 degrees; doors to balconies at least 2' x 6' not provided. No stairway from top balcony to roof; no stairway from lowest balcony to ground, not screened to height of 4' 6" ; no hand rail on balcony openings; no passageway from termination of fire escape to street; hand rail on long side of balcony opening on one side of stairs not 36" high."

and

WHEREAS, the building is fireproof, eight stories in height, 25 ft. by 120 ft. in area at first story and 25 ft. by 112 ft. in area above; OCCUPIED: 1st story, store; upper stories, manufacture of clothing, not more than 5 persons on any story; EQUIPPED with a fire alarm signal system;

EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having non-fireproof openings along the course thereof, extending from the second story to the roof; a drop ladder to yard level; with no legal means of egress from the termination of the fire escape; and

WHEREAS, the same order was granted on condition by the board under Cal. No. 989-22-S, one of which reads: "that a fixed double-rung iron ladder with hand rails shall be provided from lowest balcony to yard"; such a ladder was constructed from lowest balcony terminating in the adjoining yard at east; thereafter the owner of adjoining premises at east erected an iron shed covering the width of his lot; and

WHEREAS, the bureau of fire prevention has refused to accept the above condition as a compliance with the resolution of the board; and

WHEREAS, the petitioner has filed drawings showing a proposed extension of the second story fire escape balcony at rear with a hinged movable stairs reaching the roof of an adjoining extension at east; furthermore, the petitioner contends that otherwise the rear fire escape complies with all requirements of the resolution under Cal. No. 989-22-S and that the exits are adequate.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that an iron balcony not less than 36 inches wide for the entire width of the building at the second story level shall be provided connecting to an iron fire escape on the premises immediately adjoining to the north, with egress through plain glass openings of the adjoining premises and thence to street, and that the requirements of the resolution under Cal. No. 989-22-S be complied with in all other respects.

Adjourned 7.15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

RULES

COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

*Amended Resolution Adopted by the Board of Appeals,
March 16, 1920, Under Cal. No. 549-17-BZ*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing ~~not~~ more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

RULES

FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1927; Amended November 1, 1917, and Feb. 3, 1922.

Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations. In garages, motor vehicle repair shops and all selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth ($1/200$) part of the span.

Rule 2. Wood Joisted Floor Construction. Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

Rule 3. Floor Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations

(a) Seven-eighths ($7/8$) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ($2\frac{1}{2}$) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ($1/4$) of one (1) per cent of steel mesh.

(b) Two and one-half ($2\frac{1}{2}$) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

Rule 4. Ceiling Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ($1/2$) inch plaster boards, or three-eighths ($3/8$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ($1/4$) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($3/4$) inch thick.

Rule 5. Attachment to Ceiling. Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

Rule 6. Openings in Fire-Retarding Floors. Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

Rule 7. Columns. All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

Rule 8. Girders. All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

Rule 9. Shaft Enclosures. Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($3/4$) of an inch thick;

(b) Two by four inch wood studs placed not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($7/8$) inch wood sheathing, one-half ($1/2$) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($7/8$) inch wood sheathing, two thicknesses of one-quarter ($1/4$) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.

APPLIANCES

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

Name of Burner	Calendar No.	Name of Burner	Calendar No.
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
*Alexander Oil Burner.....	65-28-SA	*May Oil Burner.....	68-24-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
*Arcoil Heat Machine.....	632-26-SA	*Morrissey Oil Burner.....	673-27-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Fan Tail Type Steam Atomizing	
Ballard Automatic Oil Burner.....	1363-23-SA	Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Staples & Pfeiffer Steam Atomizing		*Moussette Oil Burner.....	887-25-SA
High Pressure Burner.....	1414-22-SA	*National Rotary Oil Burner.....	836-25-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*New Process Oil Burner.....	1071-27-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	*Nokol Automatic Heater.....	1078-24-SA
*Berggren Oil Burner.....	764-26-SA	North American Low Pressure Oil Burner..	792-26-SA
Best Calorex Burner.....	1464-21-SA	*Nu-Way Oil Burner.....	773-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Orr Fuel* Oil Burner.....	113-26-SA
*Calorcoil Burner—Type AA.....	1361-24-SA	*Paramount Oil Burner.....	1193-25-SA
Coen Mechanical Oil Burner.....	942-21-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	Peabody-Fisher Wide Range Mechanical Oil	
Cornell No. 1 Type A Oil Burner.....	397-23-SA	Burner	644-21-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	*Petro Domestic Burner.....	161-26-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	Petro Mechanical Burner and Air Register..	735-24-SA
*Doherty Oil Burner.....	943-26-SA	*Pioneer Automatic Oil Burner.....	1259-27-SA
*Eisler Automatic Oil Burner.....	481-27-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Quinn Oil Burning Equipment.....	367-21-SA
Enco Burner.....	1414-23-SA	*Rayfield Oil Burner.....	504-26-SA
Enterprise Rotary Fuel Oil Burner.....	1149-27-SA	Ray Rotary Fuel Oil.....	504-23-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
*Faultless Oil Burner.....	493-24-SA	*Remington Oil Burner.....	891-26-SA
Fess Turbine Burner.....	26-22-SA	*Rickard Oil Burner.....	1011-27-SA
*Foster Oil Burner.....	715-26-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Frankfort Type P Oil Burner.....	1046-23-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Richmond Gravity Fuel Oil Burner.....	1196-22-SA
Gem Fuel Oil Burner.....	111-26-SA	*Schulse Home Oil Burner.....	1487-23-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	*Security Oil Burner.....	56-28-SA
*Gill Oil Burner.....	1231-23-SA	*Silent Automatic Oil Burner.....	458-26-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gulf Oil Burner.....	382-26-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
Hammel Oil Burner.....	1278-21-SA	Steam Oil Burner.....	183-22-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	*Stuhler Oil Burner.....	618-27-SA
*Hart Automatic Oil Burner.....	1162-24-SA	*Summerheat Oil Burner.....	581-26-SA
Hauck Venturi Low Pressure Oil Burner....	88-27-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
*Heatiator Oil Burner.....	1346-23-SA	Surface Combustion Low Pressure Burner..	92-23-SA
Holby Oil Burner.....	328-27-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Homer Domestic Oil Burner.....	1211-25-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*International Oil Burner.....	1305-24-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
Joyce Oil Burner.....	852-26-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lawrence May Oil Burner.....	1034-27-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
Lientz Oil Burner.....	155-20-SA	*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
		*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

RULES

REPORTING STRUCTURAL ALTERATIONS, ADOPTED FEBRUARY 8, 1917, UNDER CAL. 352-16-S.

Resolved, That for the purpose of establishing uniform practice with regards to the reporting of structural alterations made under the requirements of the labor law, the following rule be and it is hereby adopted:

When plans have been filed with the proper superintendent of buildings and structural alterations have been made to comply with the requirements of the labor law relating to exits and fire protection, or with an order of the State

Labor Department relating to exits issued prior to October 1, 1916, or with an order of the fire commissioner issued subsequent to October 1, 1916, a report shall be made by the superintendent of buildings to the fire commissioner stating whether the work done complies with the order of the State Labor Department, with the order of the fire commissioner, or with the provisions of the State Labor Law, as the case may be.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
- 1372-21-SA—Ford Fire Line Reducing Valve, approval of.
- 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1106-25-SA—Modern Oil Burner, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.

- 1264-25-SA—Koerting Gear Pump, approval of.
- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 418-26-SA—Film Inspection Machine (approved type), approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
- 950-26-SA—Ideal Fuel Oil Burner, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
- 900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
- 1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.
- 1071-27-SA—New Process Oil Burner, approval of.
- 1094-27-SA—Fluid Heat Domestic Fuel Oil Burner, Type O, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
- 1259-27-SA—Pioneer Automatic Oil Burner, approval of.
- 1290-27-SA—Edwards Tank Sentinel, approval of.
- 1307-27-SA—A B C Angle Hose Valve, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 304-28-SA—Crocker 2½-Inch Angle Hose Valve, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1927.....	669
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Requests for modification.....	6
Requests to rescind.....	2
Requests for extension of time.....	21
Requests for extension of permit.....	4
Requests for mechanical installations.....	0
Requests for approval of plans.....	11
Administrative requests.....	0
Requests for interpretation.....	1
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DISPOSITION OF CASES.	
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Rules approved.....	1
Rules disapproved or rescinded.....	0

MISCELLANEOUS ACTIONS.	
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Requests to reopen denied.....	13
Requests to amend granted.....	18
Requests to amend denied.....	0
Requests for modification granted.....	3
Requests for modification denied.....	3
Requests to rescind granted.....	2
Requests to rescind denied.....	0
Requests for extension of time granted.....	19
Requests for extension of time denied.....	2
Requests for extension of permit granted.....	3
Requests for extension of permit denied.....	1
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	10
Plans disapproved.....	1
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	1
Requests withdrawn or dismissed.....	1
Total	643

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 21

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

MAY 29 1928

HOURS FOR CONSULTATION

UNIVERSITY OF ILLINOIS

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, May 22, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, May 29, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

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This issue of the Bulletin contains, in the order given—

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, May 11, 1928, 10 a. m.

Minutes of Regular Meeting, May 15, 1928, 10 a. m.

Minutes of Regular Meeting, May 15, 1928, 2 p. m.

Reserve Calendar.

Progress Report.

CALENDAR

DOCKET.

New Cases Filed up to May 16, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
448-28-BZ.....	B.B.M....	81-91 Park ave., Man., N. B. 550-27
447-28-S.....	B.B.M....	494-498 Seventh ave., Man., Alt. 724-28
446-28-S.....	B.B.M....	500 Seventh ave., Man., Alt. 723-28
445-28-S.....	F.D.....	148 ⁹ / ₁₀ Park ave., Man., L. D. 2937
444-28-A.....	F.D.....	92-94-96 Leonard st., Man., F-33200
443-28-SA.....	F.D.....	Kres-Kno Oil Burner, Appliance
442-28-S.....	F.D.....	64-70 W. 48th st., Man., L. D. 35945
441-28-BZ.....	B.B.B....	501-529 Avenue P, Bklyn., Applic. 6029-28
440-28-S.....	F.D.....	525-531 W. 26th st., Man., L. D. 12829
439-28-S.....	F.D.....	16-20 E. 52nd st., Man., L. D. 28398
438-28-BZ.....	B.B.B....	8202-8212 20th ave., Bklyn., Applic. 5931-28
437-28-A.....	F.D.....	615-627 W. 49th st., Man., F-27617
436-28-A.....	F.D.....	714-722 Metropolitan ave., Bklyn., L. C. 9873
435-28-BZ.....	B.B.M....	149 W. 69th st., Man., Alt. 2034-27
434-28-S.....	B.B.M....	119-123 Varick st., Man., N. B. 124-28
433-28-A.....	F.D.....	1762-1764 Boston rd., Bx., L. C. 41492
432-28-S.....	F.D.....	18 ⁹ / ₁₀ -195 Hudson st., Man., L. D. 33756
431-28-A.....	B.B.M....	5-7 E. 42nd st., Man., Alt. 825-28 and Viol. 1252-28

Restored to Calendar.

986-27-BZ.....	B.B.B....	657 Euclid ave., Bklyn., Applic. 10133-27
826-27-A.....	F.D.....	Canarsie Shore Bulkhead City Pier, Canarsie, Bklyn., L. C. 11709

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR TUESDAY, MAY 22, 1928, 2 P. M.

Building Zone Cases.

1297-27-BZ.

APPLICANT—Daniel McNamara, Jr., for Cordovian Realty Corp., owner.

PREMISES—392 14th street, south side of 14th street, 122 ft. 10½ in. east of Seventh avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of four (4) motor vehicles (moving vans).

1340-27-BZ.

APPLICANT—Erin Realty Corp., owner.

PREMISES—4582-4588 Broadway, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1348-27-BZ.

APPLICANT—Edward P. Doyle, for Joseph Friedman, owner.

PREMISES—2753-2761 Coney Island avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1-28-BZ.

APPLICANT—John J. Ryan, for Florence M. Steinberg, owner.

PREMISES—3401 Kingsland avenue, northwest corner of Boston road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

4-28-BZ.

APPLICANT—William F. Doyle, for Locust Hill Avenue Co., owner.

PREMISES—1870-1878 Flatbush avenue, southeast corner of East 38th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1315-27-BZ.

APPLICANT—John P. Walther, for Fannie Gordon, owner.

PREMISES—856 St. Nicholas avenue, 59 St. Nicholas place and 400 West 153rd street, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy from residence use to a business use.

MAY 22, 1928, 10 A. M.

Appeals from Administrative Orders.

1285-27-A—408-422 Hicks street, Brooklyn.

1310-27-A—1120 East 177th street, southeast corner of Devoe avenue, The Bronx.

1321-27-A—253-263 Tillary street and 27-32 Park avenue, Brooklyn.

1351-27-A—139 Centre street and 105 Walker street, Manhattan.

CALENDAR

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 22, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1275-27-BZ—Application, December 6, 1927, under section 21 of the building zone resolution, of Frank W. Fitzpatrick, applicant, on behalf of Western District Cleaners and Dyers, owner, to permit in a business district the maintenance of a dry cleaning establishment; premises 132-136 Academy street, Long Island City, Borough of Queens.

CAL. NO. 1286-27-BZ—Application, December 9, 1927, under sections 7e and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of G. M. S. Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 41-43 Snyder avenue, north side of Snyder avenue, 150 ft. 11¼ in. west of Bedford avenue, Brooklyn.

CAL. NO. 1068-27-BZ—Application, October 3, 1927, under sections 7c and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Livia M. Pepe, owner, to permit in a residence district the maintenance of an existing building occupied on the basement story as a French dry cleaning, dyeing and pressing business and as dwellings above (previously denied); premises 124 Waverly place, Manhattan.

CAL. NO. 220-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution of William J. Cherry, applicant, on behalf of Lutheran Church of the Advent, owner, to permit in a residence and "E" area district the erection and maintenance of a building less than ten (10) feet from the street line and also to occupy more than 70 per cent. of a corner lot at curb level, and more than 40 per cent. at a point 18 ft. above the curb level; premises 1201-1211 Avenue P, northeast corner of East 12th street, Brooklyn.

CAL. NO. 538-27-BZ—Application, May 16, 1927, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Manufacturers Trust Co., owner, for a modification of the original resolution, to permit in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street walls in excess of the height permitted by the zone resolution; premises 481-497 Eighth avenue, 301-307 West 34th street and 302-320 West 35th street, Manhattan.

CAL. NO. 1171-27-BZ—Application, November 1, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Sinking Fund Corp., owner,

to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 8414-8448 New Utrecht avenue, west side of New Utrecht avenue, 7 ft. 9¾ in. north of 18th avenue, Brooklyn.

CAL. NO. 1231-27-BZ—Application, November 22, 1927, under sections 7b, 7c and 21 of the building zone resolution, of Ferdinand Savignano, applicant, on behalf of West Eighth Street Arcade, Inc., owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a building to be used as a motion picture theatre, restaurants and offices and also the omission of the required legal rear yard; premises 52-54 West 8th street, Manhattan.

CAL. NO. 1263-27-BZ—Application, December 1, 1927, under section 21 of the building zone resolution, of J. Burmeister, applicant, on behalf of Laura J. Ligh, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 614 Rockland avenue, Egbertville, Borough of Richmond.

CAL. NO. 1294-27-BZ—Application, December 13, 1927, under sections 7e and 21 of the building zone resolution, of Matthew F. Fagan, applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises north side of East New York avenue, 40 ft. west of Troy avenue, Brooklyn.

CAL. NO. 1336-27-BZ—Application, December 23, 1927, under sections 7e, 7g and 21 of the building zone resolution, of Henry G. Harrington, applicant, on behalf of Albert L. Gray, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1785-1789 Bushwick avenue, northeast corner of Jamaica avenue, Brooklyn.

CAL. NO. 176-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Harry Baer, applicant, on behalf of 373 Park Avenue Corp., owner, to permit in a residence district the alteration and change of occupancy of the first story from a residence use to a business use; premises 375 Park avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

MAY 22, 1928, 2 P. M.

Petitions for Variations.

1241-27-S—21-23 West 38th street, Manhattan.

1301-27-S—237-243 Tenth avenue, Manhattan.

1291-27-S—126 West 34th street, Manhattan.

1134-27-S—245-249 West 27th street, Manhattan.

2522-17-S—244-246 East 52nd street, Manhattan.

CALENDAR

- 990-27-S—225-235 West 37th street (12th floor), Manhattan.
 991-27-S—225-235 West 37th street (9th floor, front), Manhattan.
 992-27-S—225-235 West 37th street (7th floor), Manhattan.
 993-27-S—225-235 West 37th street (5th floor), Manhattan.
 994-27-S—225-235 West 37th street (8th floor), Manhattan.
 995-27-S—225-235 West 37th street (15th floor), Manhattan.
 996-27-S—225-235 West 37th street (4th floor, front), Manhattan.
 998-27-S—225-235 West 37th street (3rd floor), Manhattan.
 999-27-S—225-235 West 37th street (6th floor, front), Manhattan.

Appliance Submitted for Approval.

- 1151-27-SA—Allen 2½ Inch Angle Hose Valve, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, MAY 29, 1928, 2 P. M.

Building Zone Cases.

- 46-28-BZ.
 APPLICANT—John J. Dunnigan, for John Bahrenburg, owner.
 PREMISES—West side of Bainbridge avenue, 295.31 ft. north of East 213th street, The Bronx.
 APPLICATION, under section 7c of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard at the second story as required by the building zone resolution.
- 95-28-BZ.
 APPLICANT—A. Berton Reed, for Kings Highway Congregational Church, owner.
 PREMISES—1714-1724 Avenue P and 1628 East 18th street, southwest corner, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in an "E" area and also a residence use district the erection and maintenance of a building less than ten (10) ft. from the street line and to occupy (including existing structures) more than 40 per cent. of a corner lot at a point 18 ft. above the curb level.
- 375-23-BZ.
 APPLICANT—William F. Doyle, for William Hagedorn, owner, substituted for previous applicant and owner.
 PREMISES—109 East Fordham road, The Bronx.
 APPLICATION, under section 7c of the building zone resolution,
 TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building, previously granted for a theatre building.
- 1167-27-BZ.
 APPLICANT—Henry J. Nurick, for David Strahl, owner.
 PREMISES—287-289 Pacific street, north side of Pacific street, 125 ft. east of Smith street, Brooklyn.
 APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously dismissed for lack of prosecution).

5-28-BZ.

APPLICANT—McCooley & Conroy, for Parkway Center Building Corp., owner.

PREMISES—384-388 Hawthorne street, southwest corner of New York avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

9-28-BZ.

APPLICANT—McCooley & Conroy, for Stersal Holding Corp., owner.

PREMISES—8131-8155 New Utrecht avenue, east side of New Utrecht avenue, 158 ft. ¼ in. north of 84th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

27-28-BZ.

APPLICANT—McCooley & Conroy, for Saul I. Heller, owner.

PREMISES—1976-1990 Stillwell avenue, northwest corner of 85th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

44-28-BZ.

APPLICANT—William F. Doyle, for Adamo Ottavino, owner.

PREMISES—3601-3607 Snyder avenue, northeast corner of Brooklyn avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

MAY 29, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1269-27-A—549-559 West 180th street, Manhattan.
 1332-27-A—3501-3507 Vernon avenue, Long Island City, Borough of Queens.
 1334-27-A—7-15 Richards street, Brooklyn.
 1347-27-A—310 Vernon avenue, Long Island City, Borough of Queens.
 1352-27-A—119 Fifth avenue, Manhattan.
 1355-27-A—351 South 3rd street, Brooklyn.
 7-28-A—18 East 60th street and 649 Madison avenue, Manhattan.
 912-27-A—420-428 East 31st street, Manhattan.
 411-28-A—615-633 West 59th street, Manhattan.
 826-27-A—Bulkhead of City Pier, Canarsie Shore, Brooklyn.
 1202-27-A—343-345 West 44th street, Manhattan.
 1189-27-A—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions

CALENDAR

of the building zone resolution, *Tuesday morning, May 29, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1293-27-BZ—Application, December 13, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Daniel Halpern, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Rockaway boulevard and South 2nd street (83rd street), South Ozone Park, Borough of Queens.

CAL. NO. 1236-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Theodore Smith, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Woodhaven boulevard and 163rd avenue (Sheridan avenue), Aqueduct, Borough of Queens.

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 1067-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Glenhall Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

CAL. NO. 1103-27-BZ—Application, October 11, 1927, under section 21 of the building zone resolution, of William Domroe and Philip J. Sinnott, applicants, on behalf of Thomas J. Burnett, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station; premises 105-113 Northern boulevard, south side of Northern boulevard, 187 ft. east of Main street, Flushing, Borough of Queens.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 10-28-BZ—Application, January 6, 1928, under section 21 of the building zone resolution,

of Samuel Dickstein, applicant, on behalf of Louis Adler Realty Corp., owner, to permit in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the zone resolution; premises 63-91 King street, 189-205 Varick street, 243-267 West Houston street and 366-384 Hudson street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

MAY 29, 1928, 2 P. M.

Petitions for Variations.

- 1333-27-S—7-15 Richards street, Brooklyn.
- 1342-27-S—3648 Park avenue, The Bronx.
- 1354-27-S—530-532 West 27th street, Manhattan.
- 6-28-S—237-245 West 35th street (fifth floor), Manhattan.
- 12-28-S—28-30 West 38th street, Manhattan.
- 1204-27-S—361 East 182nd street, northwest corner of Webster avenue, The Bronx.
- 1223-27-S—199 Sackett street and 192-196 Degraw street, Brooklyn.
- 1233-27-S—25 West 35th street, Manhattan.
- 1240-27-S—224-232 West 35th street, Manhattan.
- 1337-27-S—263-281 Seventh avenue, 165-167 West 25th street and 158-162 West 26th street, Manhattan.
- 1338-27-S—1985-1993 Jerome avenue, The Bronx.
- 3-28-S—494-496 Eighth avenue and 264-266 West 35th street, southeast corner, Manhattan.
- 13-28-S—26 West 38th street, Manhattan.
- 22-28-S—408-412 Fulton street, Brooklyn.

Appliance Submitted for Approval.

- 328-27-SA—Holby Oil Burner, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, JUNE 5, 1928, 2 P. M.

Building Zone Cases.

- 1283-27-BZ.
- APPLICANT—Robert W. Maloney, for Edlar Realty Corp., owner.
- PREMISES—1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.
- APPLICATION, under section 21 of the building zone resolution,
- TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 1298-27-BZ.
- APPLICANT—W. D. J. McCarthy, for Charles H. Hallock, owner.
- PREMISES—Southeast corner of Roosevelt avenue (Greenpoint avenue) and 51st street (Stone street), Woodside, Borough of Queens.
- APPLICATION, under sections 7b and 21 of the building zone resolution,
- TO PERMIT the extension, from an unrestricted district into a business district, of a proposed building to be used as a gasoline service station and as a garage for the storage of more than five (5) motor vehicles.

CALENDAR

1320-27-BZ.

APPLICANT—Kleinert & Klie, for Julia A. Flanagan, owner.

PREMISES—665-675 73rd street, north side of 73rd street, 103 ft. 8 in. west of Seventh avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1325-27-BZ.

APPLICANT—AWK Realty Corp., owner.

PREMISES—1800 Bronxdale avenue, northwest corner of Bronxdale avenue and Morris Park avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

47-28-BZ.

APPLICANT—John J. Dunnigan, for Adolph Weg, owner.

PREMISES—Northeast intersection of Bailey avenue and Bailey place, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

53-28-BZ.

APPLICANT—McCoey & Conroy, for Eleanor J. Garrett, owner.

PREMISES—8708-8712 18th avenue, northwest corner of Rutherford place, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

207-28-BZ.

APPLICANT—John J. Hefferman, owner.

PREMISES—329 Washington avenue, northeast corner of Harbor road, Mariner's Harbor, Borough of Richmond.

APPLICATION, under section 7g of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

JUNE 5, 1928, 10 A. M.

Appeals from Administrative Orders.

1331-27-A—389-393 Avenue A, Manhattan.

17-28-A—100 West 21st street, Manhattan.

21-28-A—1-33 Queens street and 332-346 Jackson avenue, Long Island City, Borough of Queens.

24-28-A—2-12 West 34th street, Manhattan.

34-28-A—167 West 22nd street, Manhattan.

52-28-A—318-28 Sixth avenue (now 34-22 35th street), Astoria, Borough of Queens.

54-28-A—14-40 Orchard street, Long Island City, Borough of Queens.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 5, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 1237-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Kate Ruchlis and Israel Berkenfeld, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

JUNE 5, 1928, 2 P. M.

Petitions for Variations.

39-28-S—151-153 West 46th street, Manhattan.

51-28-S—98-100 Warren street and 278-284 Greenwich street, Manhattan.

89-28-S—347-351 West 36th street, Manhattan.

90-28-S—95-97 Vandam street, Manhattan.

Appliance Submitted for Approval.

78-28-SA—Petro Burner, Model O, approval of.

JUNE 12, 1928, 10 A. M.

Appeals from Administrative Orders.

58-28-A—Northwest corner of 150th street and Third avenue, Whitestone, Borough of Queens.

62-28-A—East side of Eastchester Creek and Northern Boundary Line, The Bronx.

82-28-A—115 Ocean avenue, Brooklyn.

CONCRETE RULES

USE OF HYDRATED LIME IN CONCRETE

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY MORNING, MAY 11, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.

PETITIONS FOR VARIATIONS

1330-27-S.

PETITIONER—William F. Doyle, for Maxal Realty Company, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—334-336 Seventh avenue and 200 West 29th street, southwest corner, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1330-27-S)

WHEREAS, William F. Doyle, for Maxal Realty Co., Inc., owner, filed, December 22, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 334-336 Seventh avenue and 200 West 29th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered December 12, 1927 (Application No. 107-1927), reads:

"12. All windows should comply with Sec. 264 Labor Law and Rule 503 Industrial Code.";

and
WHEREAS, the building is fireproof, twenty stories in height, 123 ft. 8 in. by 99 ft. 2¾ in. in area; OCCUPIED: stores, offices, showrooms and 25 per cent. manufacturing; not more than 200 persons on a story; EQUIPPED with a sprinkler system; EXITS: a fire tower; two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use one-quarter inch plate glass in front windows facing Seventh avenue and on 29th street, the maximum size on first story, 4 ft. 10½ in. by 7 ft. 8 in.; second and third stories, 6 ft. 8 in. by 6 ft. 8 in.; fourth story, 7 ft. 6 in. by 12 ft.; furthermore, the petitioner contends that to use smaller glass in the windows in question would detract from the architectural appearance of the building and would prevent the use of the specified stories for store and showroom purposes.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows of the three lower stories on the street front, *on condition* that the openings shall be equipped with approved metal frames and sash, glazed with one-quarter inch polished plate glass, and that the requirements of the labor law shall be complied within all other respects.

1187-27-S.

PETITIONER—James P. Whiskeman, for Alice Astor Oberlensky, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—18 West 33rd street, Manhattan.

APPEARANCES—

For Petitioner: James P. Whiskeman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1187-27-S)

WHEREAS, James P. Whiskeman, for Alice Astor Oberlensky, owner, filed, November 9, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 18 West 33rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 5, 1927 (Order No. 30740-LD), reads:

"1. Arrange the fire escape at rear of building which serves as a required means of egress so as to conform to Sect. 274 of the Labor Law and the rules of the Board of Standards and Appeals adopted Feb. 23, 1927.

"NOTE: Among the defects noted are the following: Fire doors 2' x 6' opening to balconies not provided. Windows opening on course not self-closing. No gooseneck ladder from top balcony to roof. Balconies and stairways not screened to a height of 4' 6". No guard rails around well hole openings of balconies.";

and

WHEREAS, the building is fireproof, six stories in height, 25 ft. by 98 ft. 9 in. in area at first story and 25 ft. by 91 ft. 3 in. in area above; OCCUPIED: 1st story, store; 2nd story, tailor, 4 persons; 3rd story, showroom, 3 persons; 4th story, office, 12 persons; 5th story, vacant; 6th story, dressmaking, 6 persons; EXITS: an interior fireproof stairway, extending from the first story to top story, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the top story down to the second story, with EGRESS from the termination of the fire escape by means of extended balcony and steps to premises adjoining at west; ROOFS of adjoining buildings: 80 ft. higher at east and west; and

WHEREAS, the petitioner claims that the building is of fireproof construction, erected in 1912; that the occupancy is not hazardous and the exits are adequate; and

WHEREAS, the petitioner requests a variation of the labor law only so far as it affects the top story for limited industrial use and operation.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the factory occupancy shall be restricted to the top story, limited to six persons employed in the conduct of needle trades; that one window on the top story to the fire escape shall be equipped with a fireproof casement door opening out; that iron steps shall be provided from the floor to sill level of balcony door; that an iron gooseneck ladder shall be provided from the top story fire escape balcony to the roof; that the well holes throughout the rear fire escape shall be provided with guard rails; that the building shall be not increased in height or area.

1200-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Carl Rosenbaum, owner.

SUBJECT—Variation of the labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—142 Greene street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

MINUTES

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1200-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Carl Rosenbaum, owner, filed, November 11, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 142 Greene street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 18, 1927 (Order No. 17009-LD), reads:

"1. Provide an additional means of exit from cellar and 1st story same to be located at rear of building as per Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, five stories, cellar and sub-cellar in height, 50 ft. 10 in. by 100 ft. in area at first story and 50 ft. 10 in. by 96 ft. in area above; OCCUPIED: sub-cellar, storage of cardboard and boiler room, no occupants; cellar, cutting and stitching cardboard, 2 persons; 1st story, manufacture of paper boxes, 20 persons; 2nd story, manufacture of suitcases, 15 persons; 3rd story, manufacture of paper boxes, 11 persons; 4th story, spinning cord, 4 persons; 5th story, manufacture of cord and tassels, 18 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in fire-retarding partitions with fireproof doors at openings; there being, also, wooden stairways leading from the sub-cellar to the cellar and from the cellar to first story; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from the top story balcony to the second story balcony, with EGRESS from the termination of the fire escape by means of a counterbalanced stair leading to street; there being, also, a fire escape leading from the yard (at sub-cellar level) to the first story; there being, also, an engineer's ladder from sub-cellar to sidewalk; ROOFS of adjoining building: to north, one story lower; to south, one story higher; and

WHEREAS, there is an open yard 10 ft. by 25 ft. in area at the rear of these premises from the sub-cellar to the first story level.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that an iron stairs shall be provided from the grade of the rear yard, sub-cellar level to the level of the yard of the premises immediately to the rear, 163 Mercer street, with egress through openings in the rear of 163 Mercer street and through the open yard of the adjoining premises, 161 Mercer street, as shown on the plans filed with this petition; that the verified consent of the owner of the premises to the rear on Mercer street for this means of egress shall be filed with the fire department; that this building shall be not increased in height or area, and this variation is granted so long as conditions as to occupancy and use remain substantially unchanged.

1319-27-S.

PETITIONER—Samuel Rosenblum, for Jacob Weisz, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—7-9 Lispenard street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1319-27-S)

WHEREAS, Samuel Rosenblum, for Jacob Weisz, owner, filed, December 21, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 7-9 Lispenard street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 26, 1927 (Order No. 28975-LD), reads:

"1. Arrange the fire escape at front of building and the openings leading thereto so that same will conform to Section 271 of the Labor Law and the rules of the Board of Standards and Appeals adopted February 23rd, 1927. Defects noted as follows: (a) No approved fire doors at openings to balconies. (b) Windows opening on course of fire escape not fireproof, self-closing.

"2. Extend the interior stairway at the centre of building to the roof, as per Section 271 of the Labor Law.

"3. Provide an unobstructed passageway around hoistway leading from the foot of the stairway at centre of building to the street, said passageway to be not less than 3' in width as per Section 272 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, three stories in height, 40 ft. 8¾ in. by 70 ft. in area at first story and 40 ft. 8¾ in. by 50 ft. in area above; OCCUPIED: 1st story, stores; 2nd story, manufacture of coats and aniline colors, 9 persons; 3rd story, stuffed prunes and dates, normal occupancy 10 persons; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in wood board partitions with wood sash doors at openings; an iron ladder from top story to roof scuttle; a fire escape on the front of the building, having non-fireproof openings along the course thereof, extending from the top story to sidewalk; ROOFS of adjoining buildings: three stories higher at east; same height at west; and

WHEREAS, the petitioner claims, as to Items 1 and 2, that the front fire escapes are provided with a counterbalanced stairway at second story; that the building is divided into two sections, with an iron ladder from top story of each section to the scuttles in the roof; that the occupancy is very small and not of a hazardous nature; as to Item 3, the petitioner proposes to provide chain device on the hoistway door at second story, arranged to operate with the action of the door, so that when the hoistway is in use the chains will be lowered to form a curtain and when not in use the chains will be lifted upwards; and

WHEREAS, the fire escape on the front of the building complies with the labor law in all respects other than fireproof equipment on the windows; and

WHEREAS, there is a fixed double-rung iron ladder to scuttle in the roof from each loft; and

WHEREAS, the hoistway is only for the operation of a sling device.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 1, on condition that the building shall be not increased in height or area; granted, as to Item 2, on condition that there shall be provided within the stairhall enclosure a fixed double-rung iron ladder to a 2 ft. by 3 ft. movable scuttle in the roof, and granted, as to Item 3, on condition that a fixed bulkhead platform at a height of not less than 7 ft.

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shall be provided in the entrance hall enclosure underneath the existing hoistway, and that this variation is granted so long as conditions as to occupancy and use remain unchanged.

798-27-S.

PETITIONER—Thomas B. Leahy, for 37 West 57th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner and superintendent of buildings.

PREMISES AFFECTED—37-39 West 57th street, Manhattan.

APPEARANCES—

For Petitioner: Thomas B. Leahy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(798-27-S)

WHEREAS, Thomas B. Leahy, for 37 West 57th Street Corp., owner, filed, July 8, 1927, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner and the superintendent of buildings, affecting premises 37-39 West 57th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated June 14, 1927, read:

“Order No. 22734-LD:

“1. Arrange all doors on all stories to open outwardly, as per Sec. 270 of the Labor Law.”;

and

“Order No. 22733-LD:

“1. Remove wire glass from doors leading to fire tower on all stories as per Sec. 270 of the Labor Law.

“3. Provide fireproof windows on the 11th story front of building. Above order is issued as modification of Item 4 of Cal. No. 437-24-S and Cal. No. 822-23-S is being violated.”;

and

WHEREAS, the order of the superintendent of buildings, dated May 19, 1927 (Violation No. 3327-1926), reads:

“Reinspection of the above premises recently by this Bureau shows that before a Certificate of Occupancy shall be issued and violation 3327-1926 dismissed, the following objections must be removed:

“1. All doors to vestibule leading to fire tower should be 44 inches in clear width; wire glass in same is unlawful.

“2. Plain glass in doors opening on main stair is unlawful. Proposal in Cal. 437-24-S, Board of Standards and Appeals, relative to ventilating stairs not carried out.

“3. Unobstructed egress from sub-divided floor areas at front of building should be provided to both stairs.

“4. Present occupancy not confined to within 30 feet of rear wall and signs indicating limited factory area not provided in accordance with modification.

“7. Partitions of combustible material erected throughout building, contrary to Sec. 264 of the Labor Law.

“8. Combustible floor finish is contrary to Section 264 of the Labor Law.”;

and

WHEREAS, the building is fireproof, twelve stories in height, 58 ft. 4 in. by 100 ft. 5 in. in area at first story and 58 ft. 4 in. by 90 ft. 5 in. in area above; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and 25 per cent. of the floor area for manufacturing; 2nd story, 12 persons; 3rd story, vacant at present; 4th story, 19 persons; 5th story, 34 persons; 6th story, 13 persons; 7th story, 24 persons; 8th story, 18 persons; 9th story, 23 persons; 10th story, 32 persons; 11th story, 20 persons; 12th story, 13 persons; EQUIPPED with a sprinkler system; EXITS: an interior fireproof stairway, extending from the first story to roof, and a fire tower adjoining the main stairs, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner, as to Fire Department Order No. 22734-LD, Item 1, contends that doors leading to fire tower open outwardly and doors to vestibules open into lofts and to open these doors out would form an obstruction, and as to Order No. 22733-LD, Item 1, proposes to install sheet steel panels over the glass on the loft side of door, and as to Item 3, contends that to provide the required windows would alter the entire architectural effect of the building; as to building department orders, Item 1, contends that all doors to vestibule leading to fire tower are 44 inches wide and proposes to provide steel panels over the glass on the loft side of the door; as to Item 3, contends that free egress is afforded to both stairs; as to Item 4, contends that the factory occupancy is in some cases 7 ft. beyond the limiting line and requests the acceptance of this condition; as to Item 7, contends that the partitions do not interfere with the exits or with the sprinkler system, and as to Item 8, contends that linoleum has been placed in the various rooms and in the main stair hallways and requests the acceptance of such floor covering.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 8 of Violation No. 3327-1926 of the superintendent of buildings, only as far as it affects the floor covering, restricted to and only within the business use occupancy of the premises, and that the petition be and it hereby is denied in all other respects, and that the resolutions of Cal. No. 822-23-S and Cal. No. 437-24-S shall be complied with and maintained.

Adjourned 11.45 a. m.

WILLIAM J. O'GORMAN, Secretary.

RULES

REPORTING STRUCTURAL ALTERATIONS, ADOPTED FEBRUARY 8, 1917, UNDER CAL. 352-16-S.

Resolved, That for the purpose of establishing uniform practice with regards to the reporting of structural alterations made under the requirements of the labor law, the following rule be and it is hereby adopted:

When plans have been filed with the proper superintendent of buildings and structural alterations have been made to comply with the requirements of the labor law relating to exits and fire protection, or with an order of the State

Labor Department relating to exits issued prior to October 1, 1916, or with an order of the fire commissioner issued subsequent to October 1, 1916, a report shall be made by the superintendent of buildings to the fire commissioner stating whether the work done complies with the order of the State Labor Department, with the order of the fire commissioner, or with the provisions of the State Labor Law, as the case may be.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 15, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board held Tuesday morning, May 8, 1928, and the minutes of the regular meeting held Tuesday afternoon, May 8, 1928, were approved as printed in the Bulletin, No. 20, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

826-27-A.

APPELLANT—Rosenthal Bros. Amusements, Inc., owner.
SUBJECT—Application for reopening—restoration to calendar—previously withdrawn—re appeal from order of fire commissioner.

PREMISES AFFECTED—Bulkhead at City Pier, Canarsie Shore, Brooklyn.

APPEARANCES—

For Appellant: Jack Rosenthal.

ACTION OF BOARD—Appeal reopened and set for hearing May 29, 1928, at 10 a. m.

THE VOTE TO REOPEN AND SET FOR HEARING—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

411-28-A.

APPELLANT—The New York Central Railroad Company, owner.

SUBJECT—Request for preferential hearing—re appeal from decision of the fire commissioner.

PREMISES AFFECTED—615-633 West 59th street, Manhattan.

APPEARANCES—

For Appellant: Leo Manville.

ACTION OF BOARD—Request for preferential hearing granted and appeal set for hearing on May 29, 1928, at 10 a. m.

THE VOTE TO GRANT EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

1345-27-A.

APPELLANT—Baker Oil Burner Co., for G. F. Schalk, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—3336 161st street, west side of 161st street, 500 feet north of State street, Flushing, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

1246-27-A.

APPELLANT—S. P. Jadwin, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—11 Vestry street, Manhattan.

APPEARANCES—

For Appellant: Wilder M. Lahy.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

1143-27-A.

APPELLANT—Parshelsky Bros., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—131-149 Morgan avenue, Brooklyn.

APPEARANCES—

For Appellant: David Lieberman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1143-27-A)

WHEREAS, Parshelsky Brothers, Inc., owner, filed, October 24, 1927, an appeal from an order of the fire commissioner, affecting premises 131-149 Morgan avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 17, 1926, reads:

"Order No. 97620-F:

"1. Install standpipe system with risers four inches in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and two and one-half inch regulation fire department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building is non-fireproof, one story in height, irregular in area, having a frontage of 200 ft. on Morgan avenue, 114 ft. on Meserole street and a maximum depth of 282 ft., a total area of approximately 39,000 sq. ft., subdivided into three sections by 12-inch brick walls, with openings therein protected by fireproof doors, area of the largest section being approximately 27,800 sq. ft.; OCCUPIED as a warehouse for lumber storage, 25 persons in entire premises; and

WHEREAS, appellant contends that the building is low in height and open on all sides, and is equipped with an interior fire alarm system connected with fire headquarters, and in lieu of the required standpipe system proposes to install a sprinkler system.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted on condition that the building shall be not increased in height or area, so long as conditions as to occupancy and use remain unchanged, and that the premises shall be equipped throughout with an approved sprinkler system.

1299-27-A.

APPELLANT—Cornell Utilities Company, Inc., for Char-mouth Realty Corporation, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—233 Harris avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: William Porter.

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For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1299-27-A)

WHEREAS, Cornell Utilities Co.; Inc., for Charmouth Realty Corp., owner, filed, December 14, 1927, an appeal from a decision of the fire commissioner, affecting premises 233 Harris avenue, Long Island City, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, dated November 21, 1927 (Plan No. 993-27), reads:

"1. Boiler room must have entrance from street, yard or court only.

"2. Boiler room must be completely cut off from the rest of the building by fireproof partitions, ceiling and floor constructed of not less than 8" for brick or 6" for concrete or terra cotta."

and

WHEREAS, the building is fireproof, five stories and basement in height, 50 ft. by 87.55 ft. in area; OCCUPIED by one concern for the refinishing and storage of furniture, 65 persons in entire premises; and

WHEREAS, a fuel oil burning system has been installed consisting of a 1,080-gallon fuel oil storage tank (buried outside the premises), an approved Nokol Oil Burner and the necessary valves and piping for a complete equipment; and

WHEREAS, appellant contends that the opening forming the exit from the boiler room into the fireproof stairway is protected by a fireproof door; that the fuel oil rules are complied with in all respects excepting as to the two items of the order and requests the acceptance of the existing conditions.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, as to Items 1 and 2, *on condition* that the boiler room shall be cut off from the remainder of the cellar by concrete walls; that exits shall be provided from the boiler room by means of stairway direct from the boiler room to the entrance vestibule at first story, enclosed in 6-inch terra cotta partitions, provided with self-closing, fireproof doors at the cellar level and first story level; that the boiler room shall be ventilated by not less than two windows at the street front above sidewalk grade; the areas of the windows to be not less than 18 in. by 20 in., and that the fuel oil burning installation shall comply with the rules in all other respects.

1289-27-A.

APPELLANT—S. Battilanti, for H. Horn Realty Co., lessee.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—648 Broadway, Manhattan.

APPEARANCES—

For Appellant: S. Battilanti.

For Administration: Inspector Meyer of fire department.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(1289-27-A)

WHEREAS, S. Battilanti, for H. Horn Realty Co., lessee, filed, December 13, 1927, an appeal from an order of the

fire commissioner, affecting premises 648 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 4, 1927, reads:

"Order No. 39880-LC:

"1. Forthwith remove all nitro-cellulose products."; and

WHEREAS, the building is of steel frame and brick construction, ten stories in height, 30 ft. 5 in. by 150 ft. in depth; OCCUPIED: cellar and 1st story, restaurant, 30 persons; 2nd and 3rd stories, manufacture of clothing, 15 persons on each story; 4th story, manufacture of hats, 20 persons; 5th story, manufacture of shirts, 16 persons; 6th and 7th stories, manufacture of hats, 17 persons on each story; 8th story, vacant; 9th story, six tenants, manufacturing, 30 persons; 10th story, five tenants, manufacturing, 9 persons; and

WHEREAS, the appellant claims that the lessee occupies a room on the tenth story, shown on plan in hatched lines, for which this appeal is made; that the work consists of decorating and rhinestoning ornaments; that not more than five pounds of celluloid are stored on the premises at any time; furthermore, the appellant contends that the board granted a prior tenant permission to use five pounds of celluloid; and

WHEREAS, the board granted an appeal under Cal. No. 1132-24-A on exactly the same issue but under another individual tenancy; and

WHEREAS, the present order has been reissued against the present tenant.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, reaffirming the action of this board under Cal. No. 1132-24-A, dated January 6, 1925, *on condition* that not more than five pounds of celluloid shall be maintained on premises, stored in metal cabinet, constructed of heavy gauge metal and angle iron frame, with self-closing door to same, and granted so long as conditions as to use, occupancy and operation otherwise remain substantially unchanged.

1312-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Henry B. Nevins, Inc., owner.

SUBJECT—Appeal from orders of the fire commissioner.
PREMISES AFFECTED—196-206 City Island avenue, The Bronx.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1312-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Henry B. Nevins, Inc., owner, filed, December 19, 1927, an appeal from orders of the fire commissioner, affecting premises 196-206 City Island avenue, Borough of The Bronx; and

WHEREAS, the orders of the fire commissioner, dated June 18, 1927, read:

"Order No. 23146-F:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements,

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cellars and roofs), placed within main stairway enclosure.”;
and

“Order No. 23147-F:

“1. Provide yard hydrants, hose and pump as per rule 37 of the Board of Standards and Appeals, and standpipe rules and Sec. 20, Ch. 12, Code of Ordinances.”;

and

WHEREAS, the premises consists of a large plot of ground, maintained as a ship and yacht building yard, about 197,000 sq. ft. in area, with several one and two-story brick, corrugated iron and concrete block buildings, the largest building being 110 ft. by 130 ft., about 14,000 sq. ft. floor area at first story and 6,300 sq. ft. floor area at second story; OCCUPIED: 1st story, woodworking shop, 30 persons; 2nd story, joiner shop, 10 persons; and

WHEREAS, the appellant claims, as to Order No. 23146-F, that the building is open on all sides, equipped with a sprinkler system, fed from the water main on City Island avenue; that due to the slight excess in area of the first story the standpipe order was issued; as to Order No. 23147-F, that the premises are used by a yacht builder, the greater portion of which are open and not used; that most of the premises are within 250 ft. of a city fire hydrant; that there is a city fire alarm box immediately in front of the premises; that fire pails and extinguishers are distributed throughout; furthermore, the appellant contends that Engine House No. 70 is about 150 ft. from the premises.

Resolved, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted*, as to Item 1 of Order No. 23146-F, affecting the building located on City Island avenue, approximately 362 ft. southerly from Scofield street, *on condition* that the building shall be not increased in height or area; that the building shall be equipped throughout with a sprinkler system and approved watchman system; *granted*, as to Item 1 of Order No. 23147-F, *on condition* that such auxiliary fire extinguishing appliances, as shall be directed by the fire commissioner, shall be distributed throughout the premises, yards and buildings, so long as conditions as to occupancy and use of these premises remain substantially unchanged.

484-27-A.

APPELLANT—Samuel Rosenblum, substituted for George M. Wood, for Weisberg Baer Co., owner.

SUBJECT—Appeal from orders of the fire commissioner.
PREMISES AFFECTED—1015 Boulevard, Astoria, Queens.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(484-27-A)

WHEREAS, Samuel Rosenblum, substituted for George M. Wood, for Weisberg Baer Co., owner, filed, May 3, 1927, an appeal from orders of the fire commissioner, affecting premises 1015 Boulevard, Astoria, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated January 8, 1927 (Order No. 7958-LF), reads:

“1. Separate all hydrants with hose outlets from the sprinkler system. Sec. 20, Ch. 12, Code of Ordinances and Rule 1, Sprinkler Rules, Board of Standards and Appeals.”;

and

WHEREAS, the order of the fire commissioner, dated February 21, 1927 (Order No. 7962-LF), reads:

“1. File plans for automatic sprinkler systems. Said plans and sprinkler system must conform to the rules of the Board of Standards and Appeals, and be approved by this Department. Sec. 20, Ch. 12, Code of Ordinances.”;

and

WHEREAS, the order of the fire commissioner, dated January 10, 1927 (Order No. 7967-F), reads:

“1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.”;

and

WHEREAS, the premises consist of a plot of ground situated on the northerly side of Boulevard, 200 ft. east of Perrott place, extending to the East River, on which are located several interconnected buildings; a three-story brick building, 40 ft. by 130 ft. in area, a three-story brick building 50 ft. by 115 ft. in area; a two-story frame building 42 ft. by 292 ft.; a two-story brick building 25 ft. by 50 ft.; a loading platform 25 ft. by 50 ft.; premises are EQUIPPED with a sprinkler system with a 50,000-gallon gravity tank and a 1,000-gallon-per-minute electric pump; there is also a fire boat connection on the river front and six yard hydrants and two hydrants at the street fronts, the yard hydrants supplied with water from 8-inch mains connected with the sprinkler tank; the buildings are OCCUPIED for storage of lumber and manufacture of window frames and parts; there is a total of 15 persons on the first story and 6 persons on each story above; and

WHEREAS, appellant contends that the order calls for separation of all hydrants with hose outlets from the sprinkler system and installation of standpipe system and that the only building affected is the two-story building which is 12,000 sq. ft. in area, separated from the other sections by walls with openings protected with fireproof, self-closing doors, which due to the location and means of fighting fire are adequate.

Resolved, that the orders of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted*, as to Item 1 of Order No. 7958-LF, *on condition* that there shall be installed in the pump house at the entrance gate, street front on Boulevard, a control valve on the city main connection; that there shall be installed at the dock front on the shore side of the existing siamese a P. I. control valve sealed open; *granted*, as to Item 1 of Order No. 7967-F, *on condition* that the building shall be not increased in height or area and that the existing subdivision of premises shall remain unchanged; that the building throughout shall be equipped with a wet sprinkler system, and so long as conditions as to occupancy and use remain unchanged, and *withdrawn*, as to Item 1 of Order No. 7962-F, as having been rescinded of record in the fire department.

BUILDING ZONE CASES

1236-27-BZ.

APPLICANT—Theodore Smith, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Woodhaven boulevard and 163rd avenue (Sheridan avenue), Aqueduct, Borough of Queens.

APPEARANCES—

For Applicant: Edward L. Kelly.

For Opposition: None.

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ACTION OF BOARD—Laid over to May 29, 1928, at 10 a. m., on request of applicant's representative.

207-28-BZ.

APPLICANT—John J. Hefferman, owner.

SUBJECT—Request for preferential hearing—re application (re decision of the superintendent of buildings) under section 7-g of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—329 Washington avenue, Richmond.

APPEARANCES—

For Applicant: Murray Hulbert.

For Opposition: None.

ACTION OF BOARD—Request for early hearing granted and the application set for calendar call on Tuesday, June 5, 1928, at 2 p. m.

THE VOTE TO GRANT EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

1227-27-BZ.

APPLICANT—John Woolley, for Bradley Finance Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building (stores).

PREMISES AFFECTED—North side of East 182nd street, block front between Valentine avenue and Tiebout avenue, The Bronx.

APPEARANCES—

For Applicant: William P. Thomas.

For Opposition: George M. Jaffin and Frank J. Jones.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

4-28-BZ.

APPLICANT—William F. Doyle, for Locust Hill Avenue Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1870-1878 Flatbush avenue, southeast corner of East 38th street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

986-27-BZ.

APPLICANT—Julius R. Lippman, for Frank Fladell, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a "D" area district the maintenance of a private garage for two (2) automobiles on a lot, so that the combined area of

the existing dwelling and garage exceeds the allowable 60 per cent of the area of the plot.

PREMISES AFFECTED—657 Euclid avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Application dismissed for lack of prosecution on account of non-appearance of applicant.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

1219-27-BZ.

APPLICANT—Gardiner Conroy, for Richard P. Sherlock, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—388-394 Coney Island avenue, 1901 Caton avenue, northwest corner of Caton avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr., and Mr. Bloom.

For Opposition: Herman B. Formon, Henry A. O'Neill, Margaret A. Vanderkoff and William H. Meyer.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners

Holland and Guilfoyle..... 3

Negative: Commissioner Connell and Chief

Kenlon 2

Absent 0

THE RESOLUTION—

(1219-27-BZ)

WHEREAS, Gardiner Conroy, for Richard P. Sherlock, owner, filed, November 17, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 388-394 Coney Island avenue and 1901 Caton avenue, northwest corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 15, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Caton avenue is in a business and residence district, Coney Island avenue is in a business, residence and unrestricted district and Kermit place is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 25, 1927 (re Applic. No. 19496-27), reads:

"Application denied contrary to Art. 2, Sect. 4-46 of Zone Resolution, gasoline station in business district.";

and

WHEREAS, it is proposed to erect a brick office, 12 ft. by 12 ft., bury tanks and erect five pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

1224-27-BZ.

APPLICANT—William P. Thomas, substituted for Cannava & Viviani, for Nicola Grassi, owner.

MINUTES

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3000-3010 Boston road, 1061-1069 Adee avenue and 3001-3009 Lurting avenue, northeast corner of Boston road and Adee avenue, The Bronx.

APPEARANCES—

For Applicant: William P. Thomas.

For Opposition: David I. Shapiro, Mortimore Krauss, Alderman Friedman, John K. Schaeffer and Frank DeSalle.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle..... 3
Negative: Commissioner Connell and Chief Kenlon 2
Absent 0

THE RESOLUTION—

(1224-27-BZ)

WHEREAS, William P. Thomas, substituted for Cannava & Viviani, for Nicola Grassi, owner, filed, November 18, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 3000-3010 Boston road, 1061-1069 Adee avenue and 3001-3009 Lurting avenue, northeast corner of Boston road and Adee avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 15, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Boston road is in a business district; Lurting avenue, from Boston road to a point 100 ft. south, is in a business district; Lurting avenue, south of a point 100 ft. south of Boston road, is in a residence district, and Adee avenue, east of Lurting avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 9, 1927 (re N. B. 2428-1927), reads:

"1. Erection and maintenance of gasoline selling station in Business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 132.30 ft. on Boston road, 108.09 ft. on Lurting avenue and 91.26 ft. on Adee avenue, upon which it is proposed to erect a one-story office and rest room, grease racks and to install four gasoline storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

489-27-BZ.

APPLICANT—Joseph Presto (lessee), for Ignazio Scilippi, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a chicken market (previously withdrawn).

PREMISES AFFECTED—101-01 Northern boulevard (Jackson avenue), northeast corner of 44th street, Corona, Borough of Queens.

APPEARANCES—

For Applicant: G. Rubino.

For Opposition: Morris Nisonoff.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(489-27-BZ)

WHEREAS, Joseph Presto, owner, filed, May 4, 1927 (withdrawn December 20, 1927; restored to calendar March 27, 1928), an application, under the building zone resolution, to permit in a business district the erection and maintenance of a chicken market; premises 101-01 Northern boulevard (Jackson avenue), northeast corner of 44th street, Corona, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 15, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Northern boulevard is in a business district; 44th street, from Northern boulevard to a point 100 ft. north, is in a business district, and 44th street, north of a point 100 ft. north of Northern boulevard, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 22, 1927 (re N. B. 6202-27), reads:

"1. The erection of a chicken market in a business district is contrary to Section 4 of the Zone Law.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 40 ft. on Northern boulevard and 100 ft. on 44th street; upon the Northern boulevard front there are two stores; on the north end of the plot and facing on 44th street, it is proposed to erect a non-fireproof, one-story building, 40 ft. by 40 ft. in area, and to occupy it as a poultry slaughter house; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1274-27-BZ.

APPLICANT—Edward P. Doyle, for Mary E. Ames, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7a, 7b, 7c and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southwest corner of Sanford avenue and 165th street, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Edward P. Doyle, Alfred M. Barrett, F. H. Reeve and Joseph D. Healy.

For Opposition: Carsten H. Ludder.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1274-27-BZ)

WHEREAS, Edward P. Doyle, for Mary E. Ames, owner, filed, December 6, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor

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vehicles; premises southwest corner of Sanford avenue and 165th street, Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 15, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sanford avenue is in a business district; Northern boulevard is in a business district; 165th street, north of a point 100 ft. south of Sanford avenue, is in a business district, and 165th street, south of a point 100 ft. south of Sanford avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 21, 1927 (re Plan No. 14750-27), reads:

"1. Location is in a Residence and business district.

The erection of garage for more than five motor vehicles is prohibited in same by Zone Law.";

and
WHEREAS, the proposed building is to be of non-fireproof construction, four stories in height, with a frontage of 100 ft. on 165th street and 100.43 ft. on Sanford avenue; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under sections 7a, 7b, 7e and 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1139-27-BZ.

APPLICANT—William Koppe, for D'Orio Concrete Construction Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—701 Onderdonk avenue, northeast corner of Palmetto street, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: William Koppe.

For Opposition: James M. Vincent and Bernhard Schwab.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1139-27-BZ)

WHEREAS, William Koppe, for D'Orio Concrete Construction Co., Inc., owner, filed, October 24, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 701 Onderdonk avenue, northeast corner of Palmetto street, Ridgewood, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 15, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Onderdonk avenue is in a business district; Palmetto street, south of a point 100 ft. north of Onderdonk avenue, is in a business district; Palmetto street, north of a point 100 ft. north of Onderdonk avenue, is in a residence district; Woodbine street, 100 ft. north and 100 ft. south of Onderdonk avenue, is in a business district, and that Woodbine street, north of a point 100

ft. north of Onderdonk avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 25, 1927 (re N. B. 11520-27), reads:

"The erection of a public garage in a business district is contrary to the Zone Law.";

and
WHEREAS, the proposed building is to be of non-fireproof construction, one story and basement in height, with a frontage of 89 ft. on Palmetto street and 50 ft. on Onderdonk avenue; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1257-27-BZ.

APPLICANT—James P. Whiskeman, for Ronel Realty Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a business building.

PREMISES AFFECTED—9 East Mosholu parkway north, east side, 78.66 ft. south of Jerome avenue, The Bronx.

APPEARANCES—

For Applicant: James P. Whiskeman and L. C. McLernon.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1257-27-BZ)

WHEREAS, James P. Whiskeman, for Ronel Realty Co., owner, filed, November 30, 1927, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 9 East Mosholu Parkway North, east side, 78.66 ft. south of Jerome avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 15, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East Mosholu Parkway North is in a residence district, East 208th street and East 210th street is in a residence district and Jerome avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 15, 1927 (re N. B. 2483-27), reads:

"1. Erection of proposed business building partly in a business district and partly in residence district is contrary to provisions of Building Zone Resolution.";

and
WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 25 ft. and a depth of 65 ft.; to be occupied as a business building; and

WHEREAS, the application comes within the purview of the rules of exception, subdivisions 7b and 7c, and the entire frontage of the property on the street is within the business use influence of Jerome avenue.

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Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the southerly gable wall shall be unpierced throughout its entire height and length; that the use and occupancy of the premises shall be restricted to retail mercantile stores, specifically prohibiting, though, the conduct of a delicatessen store, fish market or meat market on these premises; any advertising displayed shall be restricted and confined to flat lettering on the plate glass of the windows of the store front; that all permits required shall be obtained within six months and all work completed within one year from the date of this action.

490-27-BZ.

APPLICANT—William F. Doyle, for Frederick Semken, owner.

SUBJECT—Application for reopening—correction of location—re application (decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Bay 32nd street and Cropsey avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution corrected as to location.

THE VOTE TO REOPEN AND CORRECT RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(490-27-BZ)

WHEREAS, William F. Doyle, for Frederick Semken, owner, filed, May 5, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Bay 32nd street and Cropsey avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 25, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cropsey avenue is in a business district, Bay 31st and Bay 32nd streets are in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered April 23, 1927 (re Order No. 941-1927), reads:

"1. A gasoline service station may not be permitted in a business district."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 40 ft. on Cropsey avenue and a depth of 130 ft., upon which it is proposed to erect (at the westerly portion) a one-story office and accessory store and, also, the necessary tanks, pumps and piping for a gasoline service station; and

WHEREAS, it is proposed to locate this gasoline selling station 40 ft. westerly on the private right-of-way leading to Gravesend Bay from the westerly line of Cropsey avenue; and

WHEREAS, the board, in acting on Cal. No. 490-27-BZ, on October 25, 1927, and April 17, 1928, made certain restrictions, stipulating the occupancy of the Cropsey avenue frontage for a depth of 40 ft. by a dwelling, which it is now proposed to omit, as street is being widened by the city, and it now appears that the description of the property as originally given was incorrect, the frontage being 130 ft.; and

WHEREAS, Cropsey avenue is proposed to be widened 40 ft., in which event no building can be erected within 40 ft. of the avenue.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the gasoline service station shall be limited to a plot with a 130 ft. frontage on the private right-of-way and 40 ft. depth, and that the gasoline station shall be set back 40 ft. westerly from the existing westerly building line of Cropsey avenue; that the exit and entrance shall be confined to the private right-of-way; there shall be no portable gasoline tanks maintained or operated from these premises, and that any permits required shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

707-26-BZ.

APPLICANT—William F. Doyle, for Jamaica Water Supply Co., owner.

SUBJECT—Application for reopening—amendment—re application (decision of superintendent of buildings) under sections 7a and 21 of the building zone resolution, for a modification of the previous resolution, to permit in a residence district the extension of an existing office building.

PREMISES AFFECTED—Southwest corner of 162nd street and 89th avenue, Jamaica, Queens.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution interpreted.

THE VOTE TO REOPEN AND INTERPRET RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(707-26-BZ)

WHEREAS, William F. Doyle, for Jamaica Water Supply Co., owner, filed, August 13, 1926, reopened May 3, 1927, and November 1, 1927, an application, under the building zone resolution, to permit, for a modification of the previous resolution, in a residence district the extension of an existing office building; premises southwest corner of 89th avenue and 162nd street, Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 13, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 89th avenue is in a residence district; 162nd street, south of 89th avenue, is in a business district, and 162nd street, north of 89th avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 13, 1927, reads:

"Contrary to the conditions of the resolution of the Board of Standards and Appeals under Cal. No. 707-26-BZ, premises southwest corner of 89th Avenue and 162nd Street, Jamaica, Borough of Queens."

and

WHEREAS, the existing office building is non-fireproof, two stories in height, 33 ft. by 57 ft. in area; it is proposed to increase the building one story in height and to add an extension to this building, which will face on 89th avenue; the proposed extension is non-fireproof, three stories in height, 67 ft. 6 in. by 57 ft., irregular, in area and pro-

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poses to occupy the entire building as offices for the Jamaica Water Supply Co.; and

WHEREAS, the board deems the application comes within the purview of section 7, subdivision d, of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, December 13, 1927, on certain conditions, and applicant requested an interpretation of the resolution as to the height of building permitted; and

WHEREAS, the intention of the board was to embrace the last administrative determination in force at that time, which was for a three-story building throughout, based on an amendment filed in the building bureau subsequent to the original application.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the structure shall be restricted in height to a three-story building above grade, the extension to be of fireproof construction; that the front elevation shall be finished with limestone or natural stone finish of architectural design; that any advertising display shall be restricted to flat wall metal sign located on the pier at main entrance of the building; that all permits required shall be obtained within nine months and the work involved completed within eighteen months from the date of this action.

APPROVAL OF PLANS

1190-27-BZ.

APPLICANT—Charles A. Peabody, owner.

SUBJECT—Application for approval of plans as to gasoline service station only in accordance with resolution adopted by the board April 3, 1928.

PREMISES AFFECTED—404-414 West 155th street and 91-99 St. Nicholas place, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report; report adopted; plans approved.

THE VOTE TO ADOPT REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0
Absent: Chief Kenlon..... 1

787-27-BZ.

APPLICANT—Philip J. Sinnott, substituted for Louis A. Sheinart, for Edis Realty Co., Inc.

SUBJECT—Application for approval of plans in accordance with resolution adopted by the board April 3, 1928.

PREMISES AFFECTED—Northeast corner of Bay Ridge avenue and Shore road, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report; report adopted; plans approved.

THE VOTE TO ADOPT REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

AREA FIXED.

(1237-27-BZ)

The chairman presented and read a communication from William F. Doyle, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises 897-901 Bedford avenue, northeast corner of Willoughby avenue, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Bedford avenue, from Myrtle avenue to a point 200 ft. south of Willoughby avenue; also both sides of Willoughby avenue from a point 100 ft. east of Bedford avenue to a point 100 ft. west of Bedford avenue.

Adjourned 2.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 15, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon, with Deputy Chief Martin substituting.

APPEALS FROM ADMINISTRATIVE ORDERS

1202-27-A.

APPELLANT—Fox Film Corporation, owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—343-345 West 44th street, Manhattan.

APPEARANCES—

For Appellant: Louis M. Weber.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to May 29, 1928, at 10 a. m., on request of appellant's representative.

1189-27-A.

APPELLANT—James W. O'Connor, for Manhattan College, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

APPEARANCES—

For Appellant: James S. Delaney.

ACTION OF BOARD—Laid over to May 29, 1928, at 10 a. m., to amend plans in building department.

1146-27-A.

APPELLANT—Starrett & Van Vleck, for Devoe & Reynolds, Inc., lessee.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—462 8th avenue, Manhattan.

APPEARANCES—

For Appellant: George F. Dregeller.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

MINUTES

Negative 0
Absent 0

THE RESOLUTION—

(1146-27-A)

WHEREAS, Starrett & Van Vleck, for Jerry O'Mahony, owner, filed, October 24, 1927, an appeal from an order of the fire commissioner, affecting premises 462 Eighth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 17, 1927 (Order No. 23131-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not more than 50' above a neighboring roof at rear of building, or other approved protection, as per Section 375, Article 18, Chapter 5, of the Code of Ordinances."

and

WHEREAS, the building is non-fireproof, four stories (40 ft. 8 in.) in height, 24 ft. 8 1/4 in. by 100 ft. 8 in. in area at first story and 24 ft. 8 1/4 in. by 45 ft. 3 in. in area above; OCCUPIED: 1st story, store; 2nd story, offices, vacant at present; 3rd story, silver polishing, 4 persons; 4th story, offices, vacant at present; and

WHEREAS, there are three windows in the rear wall on the third and fourth stories of the building within 30 ft. of openings in a neighboring four-story building to the southeast or within 50 ft. of the one and two-story extension roofs of abutting buildings; and

WHEREAS, appellant contends that the buildings forming the exposures are not hazardous occupancies, being used on the first story as stores and as rooming houses on the upper stories.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, so long as the existing exposure conditions remain unchanged, and that the occupancy and use of these premises remain unchanged.

1253-27-A.

APPELLANT—Richmond Screw Anchor Co., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—526 Smith street, Brooklyn.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon

Negative 5

Absent 0

THE RESOLUTION—

(1253-27-A)

WHEREAS, Richmond Screw Anchor Co., lessee, filed, November 30, 1927, an appeal from an order of the fire commissioner, affecting premises 526 Smith street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 19, 1927, reads:

"1. Discontinue the use of a fuel oil burner which is not of an approved type (Dempsey).";

and

WHEREAS, the building is non-fireproof, one story in height, 150 ft. by 100 ft. in area; OCCUPIED as a machine shop, 10 persons; a fuel oil burning system having been installed consisting of a storage tank of 1,000 gallon capacity, a Dempsey Burner connected up with all necessary piping and using Grade A oil; and

WHEREAS, the appellant claims that the fuel oil burning system has been installed in accordance with requirements

of the fuel oil rules; that the Dempsey Burner is now before the board for approval; furthermore, the appellant requests permit to maintain the Dempsey burner in this particular installation; and

WHEREAS, under Cal. No. 907-24-SA, approval of the Dempsey Burner with Grade A oil was recommended by a committee of the board for general heating purposes not including private dwelling domestic use when installed and operated in accordance with the fuel oil rules on condition that thermostatic control be provided on the boiler and that the word domestic be eliminated; and

WHEREAS, the Dempsey High and Low Pressure Burner for use in domestic and industrial plants has been recommended for approval under Cal. No. 1391-22-SA.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the fuel oil installation shall be installed and maintained in accordance with the fuel oil rules of the board of standards and appeals.

1258-27-A.

APPELLANT—International Bitumenoil Corporation, lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—498 Broome street, Manhattan

APPEARANCES—

For Appellant: Joseph A. Vandegrife.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon

Negative 1

Absent 0

THE RESOLUTION—

(1258-27-A)

WHEREAS, International Bitumenoil Corp., for Estate of Jacob S. Bleyer, owner, filed, November 30, 1927, an appeal from an order of the fire commissioner, affecting premises 498 Broome street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 19, 1927 (Order No. 39996-LC), reads:

"1. Discontinue the manufacture, distilling or refining of shale oil on these premises.";

and

WHEREAS, the building is non-fireproof, five stories in height, 20 ft. by 65 ft. in area; OCCUPIED: 1st and 4th stories, vacant; 2nd story, office, 1 person; 3rd story, research laboratory, 3 persons; 5th story, printing, 4 persons; and

WHEREAS, the appellant claims that the laboratory on third story is used only for testing the volume of oil contents in shales and other carbonaceous materials shipped to them from various parts of the world, resulting in a recovery of one pint to a quart of oil; that no shale oil is manufactured, distilled or refined on the premises; furthermore, the appellant contends that the work done on the premises does not come within the meaning of section 110 chapter 10 of the code of ordinances; and

WHEREAS, the appellant claims there is no manufacturing distilling or refining of shale oil; and

WHEREAS, the appellant holds that any shale oil produced on the premises is the result of chemical research and at no time does it exceed one gallon; and

WHEREAS, the production of the shale oil is the result of analytical chemical research work and conducted in conjunction therewith.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that there shall at no time be more than one gallon of shale oil on the premises, maintained in

MINUTES

a covered metal container, and that this work shall be conducted under the supervision of a graduate chemical engineer.

1280-27-A.

APPELLANT—Samuel Rosenblum, for Nathaniel H. Lyons and Aljean Realty Corp., owners.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—289 Fulton street and 264 Washington street, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1280-27-A)

WHEREAS, Samuel Rosenblum, for Aljean Realty Corp., owner, filed, December 6, 1927, an appeal from a decision of the superintendent of buildings, affecting premises 289 Fulton street and 264 Washington street, Borough of Brooklyn; and

WHEREAS, the decision of the superintendent of buildings, rendered November 17, 1927 (re App. No. 23420-1926), reads:

"No one continuous building for lodging house purposes permitted.

"An open space between each house and rear end of lot required.

"And not more than 65 per cent of the lot shall be occupied. Contrary to Sec. 1315 of Chap. 19.";

and

WHEREAS, the premises consist of a plot of ground with a frontage of 26 ft. 7 2/3 in. on Fulton street and 22 ft. 11 in. on Washington street and a depth of 214 ft. 7 in., upon which is located two buildings, the one facing Fulton street being non-fireproof, four stories in height, with a depth of 125 ft. on the first and second stories and 40 ft. 2 in. on the third and fourth stories; the building facing on Washington street having a depth of 79 ft. 6 1/2 in. on the first and second stories and 55 ft. 2 in. on the third story; the building facing on Fulton street being OCCUPIED as a lodging house; and

WHEREAS, it is proposed to alter the building facing on Washington street, to cut openings in the division wall between the two buildings on the first and second stories, and to occupy the entire premises as a lodging house, the openings to be protected by fireproof sliding doors on both sides of the opening; the means of EGRESS consisting of an interior stairway in the Fulton street building, extending from the first story to the roof, enclosed in fire-retarding partitions; a proposed fireproof stairway in the Washington street building, extending from the first story to the roof, enclosed in fireproof partitions with fireproof, self-closing doors at the openings; the Fulton street building to be occupied by 38 persons on the first story; 57 on the second, and 16 on the third and fourth stories, respectively; the Washington street building to be occupied by 39 persons on the first story, 37 on the second story and 22 on the third story; and

WHEREAS, appellant contends that the buildings have been erected over thirty years; that the four-story building on Fulton street has been used as a lodging house for that length of time and has received permits from the various city departments and that alterations were made several years ago to comply with all legal requirements; that the three-story building has been used for a factory; that re-

garding the area of the lot occupied, which is more than 65 per cent., it is the intention to operate both buildings under one management and the connection between the buildings will facilitate operation; that through ventilation will be secured by providing the connection between the buildings; that the first and second stories are more than normal height, being 14 ft. and 15 ft., respectively, thus aiding ventilation; that as the Fulton street building is 125 ft. deep and the Washington street building 79 ft. 6 1/2 in. deep, there will be an improvement for both sections by making the proposed change, and that the proposed horizontal exits create a better physical condition for the Fulton street as well as the Washington street section and, also, numerous skylights have been provided in the extension roof; and

WHEREAS, these two buildings now exist back to back, and the Fulton street section is now authorized for occupancy as lodging house and the Washington street section occupied as factory; it is proposed to combine the both buildings by means of horizontal openings only with general use throughout both structures for lodging house purposes.

Resolved, that the decision of the superintendent of buildings be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the building shall be not increased in height or area; the horizontal opening at rear between both buildings shall be equipped with an automatic self-closing fireproof door; that there shall be provided at the rear on the existing Fulton street lodging house two skylights not less than 4 ft. by 11 ft. each in square area, one in each corner, equipped with an electric fan, the ventilating shaft to be provided with a fixed open louvre skylight at roof level; that the skylights as indicated on the plans filed in this appeal for the second story shall be provided; that the premises shall otherwise comply with all laws and ordinances applicable thereto; that all permits necessary shall be obtained within ninety days and any work involved thereby shall be completed within six months.

BUILDING ZONE CASES.

925-27-BZ.

APPLICANT—John J. Dunnigan, for Towruss Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2100 Webster avenue and 401-409 East 180th street, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: None.

ACTION OF BOARD—Laid over to May 29, 1928, at 10 a. m., on request of applicant's representative.

1015-27-BZ.

APPLICANT—John J. Dunnigan, for Estate of McEvers Bayard Brown, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: Kaplan Meyer.

ACTION OF BOARD—Laid over to May 29, 1928, at 10 a. m., on request of applicant's representative.

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1237-27-BZ.

APPLICANT—Kate Ruchlis and Israel Berkenfeld, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Joseph A. Cahill.

ACTION OF BOARD—Laid over to June 5, 1928, at 10 a. m., on request of applicant.

1067-27-BZ.

APPLICANT—Philip J. Sinnott, for Glenhall Realty Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Laid over to May 29, 1928, at 10 a. m., on written request of applicant.

1103-27-BZ.

APPLICANT—Philip J. Sinnott and William Domroe, for Thomas J. Burnett, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station.

PREMISES AFFECTED—105-113 Northern boulevard, south side of Northern boulevard, 187 feet east of Main street, Flushing, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Laid over to May 29, 1928, at 10 a. m., on written request of applicant.

1164-27-BZ.

APPLICANT—Robert W. Maloney, for A. W. Palumbo, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Waterbury avenue and Eastern boulevard, The Bronx.

APPEARANCES—

For Applicant: E. F. Maloney.

For Opposition: C. C. McGrath and Jos. W. Yarchover.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

986-27-BZ.

APPLICANT—Julius R. Lippman, for Frank Fladdell, owner.

SUBJECT—Application for reopening (previously dismissed for lack of prosecution) re decision of the superintendent of buildings, under section 21 of the building zone resolution, to permit in a "D" area and residence use district the maintenance of a private garage for the storage of two (2) automobiles on a lot, so that the combined area of the existing dwelling and garage exceeds the allowable 60 per cent of the area of the plot.

PREMISES AFFECTED—657 Euclid avenue, Brooklyn.

APPEARANCES—

For Applicant: Julius R. Lippman and Frank Fladdell.

For Opposition: None.

ACTION OF BOARD—Application reopened and placed at foot of calendar for the day and, after an extended discussion, the application was withdrawn without prejudice as to renewal of application on filing consents.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

1144-27-BZ.

APPLICANT—Marben Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southeast corner of Cedar avenue and West 179th street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle and Frank Connolly.

For Opposition: Christopher C. McGrath, Louis Weisman, Jacob Toback, Charles Warner, E. B. Geigle, Lillian Brace and Mrs. F. Rawson.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh and Commissioner Holland 2

Negative: Commissioners Connell and Guilfoyle and Chief Kenlon..... 3

Absent 0

THE RESOLUTION—

(1144-27-BZ)

WHEREAS, Marben Realty Corp., for Marben Realty Corp., owner, filed, October 24, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises southeast corner of Cedar avenue and West 179th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 15, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cedar avenue is in a business district, West 179th street is in both a business and unrestricted district and West 178th street is in a residence district; and

MINUTES

WHEREAS, the decision of the superintendent of buildings, rendered October 13, 1927 (re N. B. 2249-27), reads:

"1. Erection of a garage for more than five motor vehicles in a business district is contrary to the provisions of the zone resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one and two stories in height, with a frontage of 168.93 ft. on Cedar avenue and a depth of 73.94 ft. and 168.89 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, at the public hearing there was general opposition from the surrounding property owners; and

WHEREAS, the board deemed the applicant failed to make out a case under section 21, practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1061-27-BZ.

APPLICANT—Thomas D. La Colla, for Elizabeth Warns, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—103-12 Gilbert street (170th street) and 502 South street (Liberty avenue), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Daniel E. Fitzpatrick and Thomas D. La Colla.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(1061-27-BZ)

WHEREAS, Thomas D. La Colla, for Elizabeth Warns, owner, filed, September 30, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 103-12 Gilbert street (170th street) and 502 South street (Liberty avenue), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 15, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Liberty avenue, north side, is in an unrestricted district; Liberty avenue, south side, is in a business district, and that 170th street, south of a point 100 ft. south of Liberty avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 13, 1927 (re Plan No. 19385-26), reads:

"The erection of a garage for more than five motor vehicles in a business district and extending into a residence district is contrary to sections 3 and 4 of Art. 2 of the Zone Law.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 100.02 ft. on Liberty avenue and 114.37 ft. on 170th street; on the northeast portion of the plot there is a two-story frame dwelling of the owner of the prem-

ises, and on the southwest portion there is a two-story bottling works; it is proposed to erect on the southeast portion of the plot a non-fireproof building, one story in height, and 36 ft. 6 in. by 43 ft. in area, to be used for the storage of motor trucks used in connection with the owner's business (bottling works); the northerly portion of the garage (22 ft. 6 in.) is in the business district and the southerly portion of the building (14 ft.) is in the residence district; and

WHEREAS, the applicant conducts a commercial business on these premises, a mineral water bottling plant; and

WHEREAS, it is proposed to conduct in conjunction therewith said garage for the motor vehicle service of the business; and

WHEREAS, the applicant has filed 99 per cent. consents of area fixed and deemed affected under section 7, subdivision g.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that a commercial garage, limited to the storage and occupancy of not more than eight motor vehicles, used in conjunction with and incidental to the business conducted on these premises shall be maintained; that no space shall be hired or rented for public garage use; that the building shall not exceed in height one story above grade; that the gable walls shall be unpierced throughout their entire height and length; that the front elevation shall be finished with face brick, two-tone in color, with trim of architectural terra cotta or natural stone; that there shall be no sign or advertising display on the street front of any nature or description, and that all permits required shall be obtained within ninety days and any work involved shall be completed within six months from the date of this action.

108-26-BZ.

APPLICANT—Eugene de Rosa, for Emordyke Realty Corp., owner.

SUBJECT—Application for reopening—extension of time in which to procure permits—re application (decision of superintendent of buildings) under sections 7-b and 21 of the building zone resolution to permit the extension from a business district into a residence district of a proposed theatre building.

PREMISES AFFECTED—4915-4923 Broadway, Manhattan.

APPEARANCES—

For Applicant: Robert Jahelka.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(108-26-BZ)

WHEREAS, Eugene De Rosa, for Emordyke Realty Corp., owner, filed, February 5, 1926, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed theatre building; premises 4915-4923 Broadway, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 14, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Broadway is in a business district, Cooper street is in a residence district and West 207th street is in a business district; and

MINUTES

WHEREAS, the decision of the superintendent of buildings, rendered May 26, 1926, reads:

"1. The proposed use or occupancy for theatre purposes of that part of the lot which extends into a residence district is prohibited by the Building Zone Resolution, Article 2, Section 3. Reconsideration denied."; and

WHEREAS, the proposed building is to be of fireproof construction, one story, 50 ft. in height, with a frontage of 163 ft. and a depth of 138 ft.; to be occupied as a theatre and stores; and

WHEREAS, the board deemed that the applicant had substantiated the basis of his application under the provisions of section 7, subdivision b and section 21; and

WHEREAS, this application was granted by the board at its meeting, December 14, 1926, on certain conditions, and applicant requested a modification of the time limit imposed, and May 15, 1928, requests a further modification of the time limit.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that a rear court of not less than 12 ft. in depth for the entire width of the premises shall be maintained at the rear of the premises; that the structure from the Broadway building line shall not exceed a depth of 138 ft.; that any door openings in the rear wall shall be restricted to emergency exits required under the building code regulations; that the entrance to the stage for the operation and conduct of the theatre, its uses and operations, shall be located in the southerly gable wall within 50 ft. of the Broadway building line; that any windows opening on the rear court shall be glazed with translucent wire glass; that there shall be no roof sign erected beyond 50 ft. of the Broadway building line; that the exterior exposed surfaces of the rear and southerly gable walls shall be finished with light-colored face brick; that there shall be no advertising display signs or billboards of any nature or description permitted or maintained on the southerly gable wall nor the rear wall; that the structure shall be erected in accordance with Article 25 of the building code, and that all permits required shall be obtained within nine months and that any work involved thereby shall be completed within eighteen months from the date of this action—May 15, 1928.

85-28-BZ.

APPLICANT—William F. Doyle, for Louis Security Co., owner.

SUBJECT—Application for reopening—correction—re application (decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a one and one-half times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

PREMISES AFFECTED—576-582 Eighth avenue, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution corrected.

THE VOTE TO REOPEN AND CORRECT RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin

Negative

Absent

5

0

0

THE RESOLUTION—

(85-28-BZ)

WHEREAS, William F. Doyle, for Louis Security Co. owner, filed, January 30, 1928, an application, under the building zone resolution, to permit in a one and one-half times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution; premises 576-582 Eighth avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 1, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that area, west of a north and south line located 100 ft. east of Eighth avenue, north of West 38th street (except the block front on west side of Eighth avenue between 38th street and 39th street) is in a one and one-half times height district; area east of a north and south line located 100 ft. west of Eighth avenue, south of West 39th street (except the block front on east side of Eighth avenue between 38th and 39th street), is in a two times height district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 24, 1928 (re N. B. 29-28), reads:

"1. Height of building exceed limitations imposed by Sections 8 and 9 Building Zone Resolution."; and

WHEREAS, it is proposed to erect a building with manufacturing and office occupancy, with the front street wall erected 200 ft. in height, at this height the first setback, conforming to a two times height district, will start; the street wall in this case is limited to 150 ft. in height without a setback under the requirements of the zone resolution; and

WHEREAS, this property lies within a one and one-half times height district; the entire street front on opposite side of this street and for five blocks south on both sides of the street is within a two times height district; this section to the east on all streets is in a two times height district; and

WHEREAS, the board deems that this is a proper case for the adjustment and exercise of its discretion under section 21 of the building zone resolution; and

WHEREAS, a general application addressed to the Board of Estimate and Apportionment, supported by 80 per cent. of the ownership of property on Eighth avenue, north of 33rd to 56th street endorsing the amendment to the zoning law for the increased two times height district on Eighth avenue was filed in this case; and

WHEREAS, this application was granted by the board at its meeting, May 1, 1928, and applicant requested a correction of the preamble as to the percentage of manufacturing use, the premises being located in an unrestricted use district which request was granted by vote of the board.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the height district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects a variation of the height regulations of the zoning resolution for a two times height district, *on condition* that the requirements of the zoning law shall be complied with in all other respects, and that all permits shall be obtained within nine months and all work in connection therewith shall be completed within one year from the date of this action.

Adjourned 6.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 029-27-A—39 Fifth avenue, Manhattan.
 030-27-A—13-16 Central Park West, Manhattan.
 031-27-A—20-28 West 72nd street, Manhattan.
 032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
 372-21-SA—Ford Fire Line Reducing Valve, approval of.
 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
 610-22-SA—Crocker Gas Valve, approval of.
 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
 173-22-SA—Anti-Syphon Valve, approval of.
 230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
 249-22-SA—Coen Oil Burner, approval of.
 391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
 124-23-SA—Master Gas Shut-Off Valve, approval of.
 125-23-SA—Packless Gas Shut-Off Valve, approval of.
 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
 297-23-SA—"Automatic" Deluge Valve, approval of.
 443-23-SA—Automatic Gas Shut-Off, approval of.
 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
 959-23-SA—Hydro Carbon Oil Burner, approval of.
 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
 1346-23-SA—Heatiator Oil Burner, approval of.
 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
 1016-24-SA—Milnes Oil Burner, approval of.
 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
 1146-24-SA—Salvo Fire Extinguisher, approval of.
 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
 1500-24-SA—Smolensky Check Valve, approval of.
 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
 683-25-SA—Billow Fuel Oil Burner, approval of.
 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
 1106-25-SA—Modern Oil Burner, approval of.
 1253-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.

- 1264-25-SA—Koerting Gear Pump, approval of.
 1346-25-SA—Palmer Gravity Lock, approval of.
 167-26-SA—Johnson Automatic Oil Burner, approval of.
 353-26-SA—Signal Weatherproof Bells, approval of.
 364-26-SA—Kork-n-Seal, approval of.
 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
 418-26-SA—Film Inspection Machine (approved type), approval of.
 484-26-SA—Protectoseal Cover, approval of.
 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
 751-26-SA—Jones Oil Burner, approval of.
 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
 929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
 950-26-SA—Ideal Fuel Oil Burner, approval of.
 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
 110-27-SA—Wilbur Extinguisher, approval of.
 115-27-SA—Even-Heat Oil Burner, approval of.
 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
 537-27-SA—Leader Gas Shut-Off Valve, approval of.
 618-27-SA—Stuhler Oil Burner, approval of.
 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
 814-27-SA—Elkhart Flush Type Siamese, approval of.
 899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
 900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
 955-27-SA—Cook's Automatic Oil Burner, approval of.
 977-27-SA—Romec Rotary Pump, approval of.
 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
 1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.
 1071-27-SA—New Process Oil Burner, approval of.
 1094-27-SA—Fluid Heat Domestic Fuel Oil Burner, Type O, approval of.
 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
 1259-27-SA—Pioneer Automatic Oil Burner, approval of.
 1290-27-SA—Edwards Tank Sentinel, approval of.
 1307-27-SA—A B C Angle Hose Valve, approval of.
 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
 304-28-SA—Croker 2½-Inch Angle Hose Valve, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	7
		Dismissed	3
		Denied	14
Cases filed up to May 16, 1928.....	448	Granted	22
		Granted on condition.....	2
		Appliances approved.....	1
Restored to calendar.....	43	Appliances dismissed, disapproved or withdrawn....	
		Rules approved.....	
		Rules disapproved or rescinded.....	
MISCELLANEOUS APPLICATIONS		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	102	Requests to reopen granted.....	8
Requests to amend.....	21	Requests to reopen denied.....	1
Requests for modification.....	6	Requests to amend granted.....	20
Requests to rescind.....	2	Requests to amend denied.....	
Requests for extension of time.....	22	Requests for modification granted.....	
Requests for extension of permit.....	4	Requests for modification denied.....	
Requests for mechanical installations.....	0	Requests to rescind granted.....	
Requests for approval of plans.....	13	Requests to rescind denied.....	
Administrative requests.....	0	Requests for extension of time granted.....	20
Requests for interpretation.....	2	Requests for extension of time denied.....	
Total	1332	Requests for extension of permit granted.....	
Disposed of.....	684	Requests for extension of permit denied.....	
Cases pending May 16, 1928.....	648	Requests to install granted.....	
		Requests to install denied.....	
		Plans approved.....	13
		Plans disapproved.....	
		Administrative requests granted.....	
		Administrative requests denied or withdrawn.....	
		Interpretations	2
		Requests withdrawn or dismissed.....	1
		Total	684

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,

Room 1001, Municipal Building,
New York City.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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MAY 29, 1928

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No. 22

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, May 18, 1928, 10 a. m.

Minutes of Regular Meeting, May 22, 1928, 10 a. m.

Minutes of Regular Meeting, May 22, 1928, 2 p. m.

Approved Fuel Oil Pumps.

"Standpipe"—"Fireline" Rules.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, May 29, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, June 5, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to May 23, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
477-28-BZ.....	B.B.Bx...	Southwest corner of Burnside ave. and Grand Concourse, Bx., N. B. 999-28
476-28-A.....	F.D.....	235-245 Sixth ave., Man., F-31297
475-28-A.....	F.D.....	212 W. 91st st., Man., F-31067
474-28-A.....	F.D.....	533-545 Fulton st., Bklyn., L. C. 16198
473-28-A.....	F.D.....	910 E. 138th st., Bx., Alt. 1644-22
472-28-BZ.....	B.B.B....	547-555 92nd st., Bklyn., Applic. 7975-27
471-28-S.....	F.D.....	1000 Boulevard, Astoria, Q., L. D. 33730
470-28-BZ.....	B.B.Q....	Southwest corner of Rockaway blvd. and 149th st., South Ozone Park, Q., Alt. 894-28
469-28-A.....	F.D.....	124 Bleecker st., Man., F-29464
468-28-A.....	F.D.....	544-546 W. 43rd st., Man., Alt. 2136-27
467-28-A.....	F.D.....	3400-3406 Third ave., Bx., L. C. 41467
466-28-A.....	F.D.....	2013-2017 Third ave., Man., Alt. 455-27
465-28-A.....	F.D.....	850 ft. south of Goethal Bridge and 6,000 ft. east of Arthur Kill, Rich., Alt. 1309-28
464-28-A.....	F.D.....	2109-2125 Westbury ct., Bklyn., Alt. 1459-28
463-28-A.....	F.D.....	191-195 Canal pl., Bx., Alt. 1349-28
462-28-BZ.....	B.B.Q....	11912-11922 Merrick blvd., St. Albans, Q., N. B. 1608-28
461-28-BZ.....	F.D.....	533-543 Glenmore ave., Bklyn., Alt. 1252-28
460-28-BZ.....	B.B.B....	1073 Willoughby ave., Bklyn., Applic. 6798-28
459-28-BZ.....	B.B.Bx...	West side of White Plains rd., 200 ft. south of Mace ave., Bx., N. B. 989-28
458-28-A.....	F.D.....	64 W. 48th st. (14th floor), Man., L. C. 43115
457-28-S.....	F.D.....	247-251 Third ave., Man., L. D. 24528
456-28-A.....	F.D.....	247-251 Third ave., Man., F-24527
455-28-BZ.....	B.B.B....	867-879 Gravesend ave., Bklyn., N. B. 3846-28
454-28-BZ.....	B.B.Q....	East side of Martel pl., 100 ft. south of Queens blvd., Forest Hills, Q., N. B. 2056 to 2060-1928
453-28-BZ.....	F.D.....	10003 Astoria blvd. (ave.), Elmhurst, Q., Alt. 831-28

452-28-A.....	F.D.....	254 W. 34th st., Man., Alt. 500-27
451-28-BZ.....	F.D.....	1969-1979 Cropsey ave., Bklyn., N. B. 1302-28
450-28-S.....	F.D.....	207 Starr st., Bklyn., L. D. 28987
449-28-A.....	F.D.....	East side of First ave. to East River, from 26th to 29th sts., Man., N. B. 2285-26

Restored to Calendar.

1138-27-S.....	B.B.M....	99-101 Walker st., Man., N. B. 500-26
1135-27-S.....	F.D.....	84-86 Withers st., Bklyn., L. D. 21706
260-26-A.....	F.D.....	156-158 E. 85th st., Man., F-78530

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR TUESDAY, MAY 29, 1928, 2 P. M.

Building Zone Cases.

46-28-BZ.	APPLICANT—John J. Dunnigan, for John Bahrenburg, owner.
	PREMISES—West side of Bainbridge avenue, 295.31 ft. north of East 213th street, The Bronx.
	APPLICATION, under section 7e of the building zone resolution,
	TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard at the second story as required by the building zone resolution.
95-28-BZ.	APPLICANT—A. Berton Reed, for Kings Highway Congregational Church, owner.
	PREMISES—1714-1724 Avenue P and 1628 East 18th street, southwest corner, Brooklyn.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in an "E" area and also a residence use district the erection and maintenance of a building less than ten (10) ft. from the street line and to occupy (including existing structures) more than 40 per cent. of a corner lot at a point 18 ft. above the curb level.
375-23-BZ.	APPLICANT—William F. Doyle, for William Hagedorn, owner, substituted for previous applicant and owner.
	PREMISES—109 East Fordham road, The Bronx.
	APPLICATION, under section 7c of the building zone resolution,
	TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building, previously granted for a theatre building.

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1167-27-BZ.
APPLICANT—Henry J. Nurick, for David Strahl, owner.
PREMISES—287-289 Pacific street, north side of Pacific street, 125 ft. east of Smith street, Brooklyn.
APPLICATION, under section 7e of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously dismissed for lack of prosecution).

5-28-BZ.
APPLICANT—McCooley & Conroy, for Parkway Center Building Corp., owner.
PREMISES—384-388 Hawthorne street, southwest corner of New York avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

9-28-BZ.
APPLICANT—McCooley & Conroy, for Stersal Holding Corp., owner.
PREMISES—8131-8155 New Utrecht avenue, east side of New Utrecht avenue, 158 ft. $\frac{1}{4}$ in. north of 84th street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

27-28-BZ.
APPLICANT—McCooley & Conroy, for Saul I. Heller, owner.
PREMISES—1976-1990 Stillwell avenue, northwest corner of 85th street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

44-28-BZ.
APPLICANT—William F. Doyle, for Adamo Ottavino, owner.
PREMISES—3601-3607 Snyder avenue, northeast corner of Brooklyn avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

MAY 29, 1928, 10 A. M.

Appeals from Administrative Orders.

1269-27-A—549-559 West 180th street, Manhattan.
 1332-27-A—3501-3507 Vernon avenue, Long Island City, Borough of Queens.
 1334-27-A—7-15 Richards street, Brooklyn.
 1347-27-A—310 Vernon avenue, Long Island City, Borough of Queens.
 1352-27-A—119 Fifth avenue, Manhattan.
 1355-27-A—351 South 3rd street, Brooklyn.
 7-28-A—18 East 60th street and 649 Madison avenue, Manhattan.
 912-27-A—420-428 East 31st street, Manhattan.
 411-28-A—615-633 West 59th street, Manhattan.
 826-27-A—Bulkhead of City Pier, Canarsie Shore, Brooklyn.

1202-27-A—343-345 West 44th street, Manhattan.
 1189-27-A—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, May 29, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1293-27-BZ—Application, December 13, 1927, under section 21 of the building zone resolution, of McCooley & Conroy, applicants, on behalf of Daniel Halpern, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Rockaway boulevard and South 2nd street (83rd street), South Ozone Park, Borough of Queens.

CAL. NO. 1236-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Theodore Smith, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Woodhaven boulevard and 163rd avenue (Sheridan avenue), Aqueduct, Borough of Queens.

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 1067-27-BZ—Application, October 3, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Glenhall Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

CAL. NO. 1103-27-BZ—Application, October 11, 1927, under section 21 of the building zone resolution, of William Domroe and Philip J. Sinnott, applicants, on behalf of Thomas J. Burnett, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station; premises 105-113 Northern boulevard, south side of Northern boulevard, 187 ft. east of Main street, Flushing, Borough of Queens.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and main-

CALENDAR

tenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 10-28-BZ—Application, January 6, 1928, under section 21 of the building zone resolution, of Samuel Dickstein, applicant, on behalf of Louis Adler Realty Corp., owner, to permit in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the zone resolution; premises 63-91 King street, 189-205 Varick street, 243-267 West Houston street and 366-384 Hudson street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

MAY 29, 1928, 2 P. M.

Petitions for Variations.

- 1333-27-S—7-15 Richards street, Brooklyn.
- 1342-27-S—3648 Park avenue, The Bronx.
- 1354-27-S—530-532 West 27th street, Manhattan.
- 6-28-S—237-245 West 35th street (fifth floor), Manhattan.
- 12-28-S—28-30 West 38th street, Manhattan.
- 1204-27-S—361 East 182nd street, northwest corner of Webster avenue, The Bronx.
- 1223-27-S—199 Sackett street and 192-196 Degraw street, Brooklyn.
- 1233-27-S—25 West 35th street, Manhattan.
- 1240-27-S—224-232 West 35th street, Manhattan.
- 1337-27-S—263-281 Seventh avenue, 165-167 West 25th street and 158-162 West 26th street, Manhattan.
- 1338-27-S—1985-1993 Jerome avenue, The Bronx.
- 3-28-S—494-496 Eighth avenue and 264-266 West 35th street, southeast corner, Manhattan.
- 13-28-S—26 West 38th street, Manhattan.
- 22-28-S—408-412 Fulton street, Brooklyn.

Appliances Submitted for Approval.

- 328-27-SA—Holby Oil Burner, approval of.
- 1290-27-SA—Edwards Tank Sentinel, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, JUNE 5, 1928, 2 P. M.

Building Zone Cases.

- 1283-27-BZ.
APPLICANT—Robert W. Maloney, for Edlar Realty Corp., owner.
PREMISES—1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 1298-27-BZ.
APPLICANT—W. D. J. McCarthy, for Charles H. Hallock, owner.
PREMISES—Southeast corner of Roosevelt avenue (Greenpoint avenue) and 51st street (Stone street), Woodside, Borough of Queens.

APPLICATION, under sections 7b and 21 of the building zone resolution,
TO PERMIT the extension, from an unrestricted district into a business district, of a proposed building to be used as a gasoline service station and as a garage for the storage of more than five (5) motor vehicles.

1320-27-BZ.

APPLICANT—Kleinert & Klie, for Julia A. Flanagan, owner.

PREMISES—665-675 73rd street, north side of 73rd street, 103 ft. 8 in. west of Seventh avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1325-27-BZ.

APPLICANT—AWK Realty Corp., owner.

PREMISES—1800 Bronxdale avenue, northwest corner of Bronxdale avenue and Morris Park avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

47-28-BZ.

APPLICANT—John J. Dunnigan, for Adolph Weg, owner.

PREMISES—Northeast intersection of Bailey avenue and Bailey place, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

53-28-BZ.

APPLICANT—McCooey & Conroy, for Eleanor J. Garrett, owner.

PREMISES—8708-8712 18th avenue, northwest corner of Rutherford place, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

207-28-BZ.

APPLICANT—John J. Hefferman, owner.

PREMISES—329 Washington avenue, northeast corner of Harbor road, Mariner's Harbor, Borough of Richmond.

APPLICATION, under section 7g of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

JUNE 5, 1928, 10 A. M.

Appeals from Administrative Orders.

- 1331-27-A—389-393 Avenue A, Manhattan.
- 17-28-A—100 West 21st street, Manhattan.
- 21-28-A—1-33 Queens street and 332-346 Jackson avenue, Long Island City, Borough of Queens.
- 24-28-A—2-12 West 34th street, Manhattan.
- 34-28-A—167 West 22nd street, Manhattan.
- 52-28-A—318-28 Sixth avenue (now 34-22 35th street), Astoria, Borough of Queens.
- 54-28-A—14-40 Orchard street, Long Island City, Borough of Queens.
- 260-26-A—156-158 East 85th street, Manhattan.

CALENDAR

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 5, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1237-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Kate Ruchlis and Israel Berkenfeld, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

CAL. NO. 1171-27-BZ—Application, November 1, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Sinking Fund Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 8414-8448 New Utrecht avenue, west side of New Utrecht avenue, 7 ft. 9 $\frac{3}{8}$ in. north of 18th avenue, Brooklyn.

CAL. NO. 1297-27-BZ—Application, December 13, 1927, under section 21 of the building zone resolution, of Daniel McNamara, Jr., applicant, on behalf of Cordovian Realty Corp., owner, to permit in a residence district the erection and maintenance of a garage for the storage of four (4) motor vehicles (moving vans); premises 392 14th street, south side of 14th street, 122 ft. 10 $\frac{1}{2}$ in. east of Seventh avenue, Brooklyn.

CAL. NO. 1315-27-BZ—Application, December 20, 1927, under sections 7c and 21 of the building zone resolution, of John P. Walther, applicant, on behalf of Fannie Gordon, owner, to permit in a residence district the alteration and change of occupancy from residence use to a business use; premises 856 St. Nicholas avenue, 59 St. Nicholas place and 400 West 153rd street, Manhattan.

CAL. NO. 1348-27-BZ—Application, December 29, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Joseph Friedman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2753-2761 Coney Island avenue, southeast corner of Avenue Y, Brooklyn.

CAL. NO. 1-28-BZ—Application, January 3, 1928, under section 21 of the building zone resolution, of John J. Ryan, applicant, on behalf of Florence M. Steinberg, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3401 Kingsland avenue, northwest corner of Boston road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

JUNE 5, 1928, 2 P. M.

Petitions for Variations.

- 39-28-S—151-153 West 46th street, Manhattan.
- 51-28-S—98-100 Warren street and 278-284 Greenwich street, Manhattan.
- 89-28-S—347-351 West 36th street, Manhattan.
- 90-28-S—95-97 Vandam street, Manhattan.
- 990-27-S—225-235 West 37th street (12th floor), Manhattan.
- 991-27-S—225-235 West 37th street (9th floor, front), Manhattan.
- 992-27-S—225-235 West 37th street (7th floor), Manhattan.
- 993-27-S—225-235 West 37th street (5th floor), Manhattan.
- 994-27-S—225-235 West 37th street (8th floor), Manhattan.
- 995-27-S—225-235 West 37th street (15th floor), Manhattan.
- 996-27-S—225-235 West 37th street (4th floor, front), Manhattan.
- 998-27-S—225-235 West 37th street (3rd floor), Manhattan.
- 999-27-S—225-235 West 37th street (6th floor, front), Manhattan.

Appliance Submitted for Approval.

- 78-28-SA—Petro Burner, Model O, approval of.

CALL OF CLERK'S CALENDAR TUESDAY, JUNE 12, 1928, 2 P. M.

Building Zone Cases.

48-28-BZ.

APPLICANT—Schreiber, Collins, Myers & Buchter, for Fort Lee Ferry Garage Co., Inc., owner.
PREMISES—228-232 Nagle avenue, Manhattan.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

71-28-BZ.

APPLICANT—Max Handel, owner.
PREMISES—285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.
APPLICATION, under sections 7e and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

97-28-BZ.

APPLICANT—Elizabeth Jackman, owner.
PREMISES—102 Tapscott avenue, west side, 31 ft. 8 $\frac{5}{8}$ in. south of East 93rd street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a chicken slaughter house.

98-28-BZ.

APPLICANT—Denis A. Harrington, Jr., for Hannah McMonagle, owner.
PREMISES—866-874 Rogers avenue, west side, 91 ft. 2 in. north of Snyder avenue, Brooklyn.

CALENDAR

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1339-27-BZ.

APPLICANT—Harry Urquhart, for Israel Rosenblum, owner.

PREMISES—1605-1611 Coney Island avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1356-27-BZ.

APPLICANT—Alfred J. Boulton, for John A. R. Duntze, owner.

PREMISES—135-147 East 22nd street, east side, 275 ft. 6 $\frac{7}{8}$ in. south of Tilden avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, also extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

62-28-A—East side of Eastchester Creek and Northern Boundary Line, The Bronx.

82-28-A—115 Ocean avenue, Brooklyn.

8-28-A—1251 Washington avenue, The Bronx.

36-28-A—125 East 23rd street, Manhattan.

80-28-A—Northeast corner of Palo Alto avenue and 188th street, Hollis, Borough of Queens.

103-28-A—3868-3874 Park avenue, The Bronx.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provision of the building zone resolution, *Tuesday morning, June 12, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. No. 1340-27-BZ—Application, December 23, 1927, under section 21 of the building zone resolution, of Erin Realty Corp., applicant and owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 4582-4588 Broadway, Manhattan.

WILLIAM E. WALSH, *Chairman.*

JUNE 12, 1928, 10 A. M.

Appeals from Administrative Orders.

58-28-A—Northwest corner of 150th street and Third avenue, Whitestone, Borough of Queens.

JUNE 12, 1928, 2 P. M.

Petitions for Variations.

37-28-S—125 East 23rd street, Manhattan.

107-28-S—37 West 47th street, Manhattan.

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY AFTERNOON, MAY 18, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

RULES

281-22-SR.

PETITIONER—New York Board of Underwriters.

SUBJECT—Amendments to "Standpipe"—"Fireline" Rules.

APPEARANCES—

For Petitioner: Wm. F. Conran, J. L. Hernon, Mr. Murdock, Mr. Oates, Mr. White, Mr. Trainor and others.

For Administration: Inspector Maher and Deputy Chief Daugherty, of fire department.

ACTION OF BOARD—Rules adopted as printed on page 576 to 587 inclusive.

THE VOTE TO AMEND AND ADOPT RULES—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

Meeting adjourned, 4.45 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

CONCRETE RULES

USE OF HYDRATED LIME IN CONCRETE

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1 $\frac{1}{2}$ -3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2 $\frac{1}{2}$ -5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 22, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the special meeting of the board, held Friday morning, May 11, 1928; the minutes of the regular meeting of the board, held Tuesday morning, May 15, 1928, and the minutes of the regular meeting of the board held Tuesday afternoon, May 15, 1928, were approved as printed in the Bulletin, No. 21, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

1229-24-A.

APPELLANT—William F. Doyle, for Franklin-Crown Corp., owner.

SUBJECT—Application for reopening—amendment—re appeal from decision of superintendent of buildings.

PREMISES AFFECTED—923 Franklin avenue, Brooklyn.

APPEARANCES—

For Appellant: Henry J. Nurick.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

260-26-A.

APPELLANT—Charles B. Meyers, for J. Pollak, owner.

SUBJECT—Application for reopening—consideration, previously dismissed for lack of prosecution—re appeal from order of the fire commissioner.

PREMISES AFFECTED—156-158 East 85th street, Manhattan.

APPEARANCES—

For Appellant: George L. Wills.

ACTION OF BOARD—Appeal restored to calendar and set for hearing on June 5, 1928, at 10 a. m.

THE VOTE TO RESTORE TO CALENDAR AND SET FOR HEARING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

42-28-A.

APPELLANT—Pease & Elliman, for Grance T. Van Norden.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—10 West 58th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

1310-27-A.

APPELLANT—Edward Whitwell, lessee.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—1120 East 177th street, The Bronx.

APPEARANCES—

For Appellant: Allan Cahill.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle	4
Negative	0
Absent: Chief Kenlon	1

1285-27-A.

APPELLANT—J. Michaels, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—408-422 Hicks street and 120 Warren street, Brooklyn.

APPEARANCES—

For Appellant: Alfred E. Smith, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle	4
Negative	0
Absent: Chief Kenlon	1

THE RESOLUTION—

(1285-27-A)

WHEREAS, J. Michaels, Inc., owner, filed, December 9, 1927, an appeal from an order of the fire commissioner, affecting premises 408-422 Hicks street and 120 Warren street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated October 13, 1927 (Order No. 27089-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, four stories (45 ft.) in height, 130 ft. by 80 ft. and 200 ft., irregular, about 17,300 sq. ft. floor area; OCCUPIED for the storage of furniture, 5 persons throughout; and

WHEREAS, the appellant claims that the building is equipped with an approved sprinkler system; that fire buckets and axes are distributed through the building according to recommendation of the fire underwriters; furthermore, the appellant contends that the exits are adequate and the occupancy is very small; and

WHEREAS, the premises face on three street fronts and the building is but four stories in height, occupied in single tenancy, use and operation.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the premises shall be equipped throughout with an approved two-source wet sprinkler system with standard siamese street connection; that the building shall not be increased in height, area or dimension and that any horizontal openings between the Hicks street building and the extension on Warren street shall be equipped with approved fire doors, and granted only as long as conditions as to operation and use remain unchanged.

1321-27-A.

APPELLANT—James W. Byrnes, for Metal Hose & Tube Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—253-263 Tillary street and 27-32 Park avenue, Brooklyn.

APPEARANCES—

For Appellant: James W. Byrnes.

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For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1321-27-A)

WHEREAS, James W. Byrnes, for Metal Hose and Tube Co., Inc., owner, filed, December 21, 1927, an appeal from an order of the fire commissioner, affecting premises 253-263 Tillary street and 27-32 Park avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 29, 1927 (Order No. 29120-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch extending from cellar to roof, with necessary check valve and a 2½ inch regulation Fire Department outlet on each story (including basement, cellars and roof), placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, one, two, three and four stories (14 ft. to 51 ft) in height, 122 ft. 10 in. by 100 ft. 7 in. and 203 ft. 2 in., irregular, about 19,710 sq. ft. floor area at first story, 16,855 sq. ft. at second story, 6,500 sq. ft. at third story and 1,650 sq. ft. at fourth story; OCCUPIED: 1st story, vulcanizing rubber, 70 persons; 2nd story, foundry and brass shop, 70 persons; 3rd story, machine shop, 40 persons; 4th story, private dining room; and

WHEREAS, the appellant claims that the building is equipped with a sprinkler system; that there are four city hydrants abutting the premises; that the premises are subdivided by brick walls 12 and 16 inches in thickness; furthermore, the appellant proposes to provide fireproof, self-closing doors at openings in dividing wall so that no single area will exceed 6,900 sq. ft. floor area.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension and shall remain in single tenancy, use and operation; that the premises throughout shall be equipped with a sprinkler system in accordance with the rules for existing sprinkler equipment and that the floor areas as now subdivided by walls of approved masonry shall remain unchanged; that all horizontal openings in subdividing fireproof walls shall be provided with approved fireproof door equipment, and granted only as long as conditions as to operation and use otherwise remain unchanged.

1351-27-A.

APPELLANT—Samuel Rosenblum, for Excelsior Estates Co., owner.

SUBJECT—Appeal from orders of the fire commissioner.
PREMISES AFFECTED—139 Centre street and 105 Walker street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(1351-27-A)

WHEREAS, Samuel Rosenblum, for Excelsior Estates Co.,

owner, filed, December 30, 1927, an appeal from orders of the fire commissioner, affecting premises 139 Centre street and 105 Walker street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated December 9, 1927, read:

"Order No. 29632-F:

"1. Raise standpipe tank to 20 ft. above top floor outlet, Sec. 580 & 581, Article 28, Chapter 5, Code of Ordinances.";

and

"Order No. 29633-F:

"4. Arrange the siamese on both street fronts, to be in a horizontal position between 18 and 24" above sidewalk.";

and

WHEREAS, the building is fireproof, eight stories and pent house (114 ft.) in height, 146 ft. 9¾ in. by 83 ft. 11 in., irregular, in area; OCCUPIED: 1st story, stores; upper stories, offices, approximately 100 persons per story; the 7th, 8th and pent house stories being vacant at present but will be used for offices; and

WHEREAS, the building was erected in 1896 and the pent house story was added in 1911; there is a tank, serving both the standpipe system and the house supply, of 9,000 gallons capacity, located on the roof of the pent house, 22 ft. 5 in. above the outlet on the eighth story and 11 ft. above the outlet on the pent house story; and

WHEREAS, appellant contends that it would be difficult to raise the tank so as to be 20 ft. above the pent house outlet; that there is no hazardous occupancy in the premises, being occupied as an office building, and proposes to arrange the house supply line at a level on the tank so that there will be a 5,000 gallon supply for the standpipe system and to provide a coupling in a horizontal position on the siamese connection and requests that the connection be permitted to remain in the present position, 28 in. above the sidewalk; and

WHEREAS, there now exists a gravity tank of 9,000 gallon capacity located above the roof structure.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Order No. 29632-F, Item 1, *on condition* that there shall be reserved for standpipe use not less than 5,000 gallons of water and, further, that not less than four approved 2½-gallon portable fire extinguishers shall be provided and distributed throughout the roof structure, as directed by the fire department; that the roof structure shall not be increased in height, area or dimension and that the use and occupancy of building throughout shall be restricted to office business and occupancy with no manufacturing of any nature or description or industrial operation, and *denied* as to Order No. 29633-F, Item 4.

BUILDING ZONE CASES

1171-27-BZ.

APPLICANT—Gardiner Conroy, for Sinking Fund Corporation, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—8414-8448 New Utrecht avenue, west side of New Utrecht avenue, 7 ft. 9¾ in. north of 18th avenue, Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to June 5, 1928, at 10 a. m., on request of applicant's representative.

106-28-BZ.

APPLICANT—Horn & Ligeti, for Abraham Laschower, owner.

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SUBJECT—Request for preferential hearing—re application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—357-365 Beach 71st street and 7101-7105 Amstel boulevard, southwest corner, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Thomas A. McMahon.
For Opposition: None.

ACTION OF BOARD—Application for early hearing denied.

THE VOTE TO GRANT EARLY HEARING—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

220-28-BZ.

APPLICANT—William J. Cherry, for Lutheran Church of the Advent, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence and "E" area district the erection and maintenance of a building less than ten (10) feet from the street line and also to occupy more than 70 per cent of a corner lot at curb level, and more than 40 per cent at a point 18 feet above the curb level.

PREMISES AFFECTED—1201-1211 Avenue P, northeast corner of East 12th street, Brooklyn.

APPEARANCES—

For Applicant: William J. Cherry and Alderman Thomas J. Cox.
For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

19-28-BZ.

APPLICANT—Cohen & Siegel, for M. Luskin, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district and also in a "B" area district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and the omission of the rear yard required under the zone resolution.

PREMISES AFFECTED—1142-1148 Ogden avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

176-28-BZ.

APPLICANT—Harry Baer, for 373 Park Avenue Corporation, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone

resolution, to permit in a residence district the alteration and change of occupancy of the first story from a residence use to a business use.

PREMISES AFFECTED—375 Park avenue, Manhattan.

APPEARANCES—

For Applicant: Harry Baer and Mr. Potter.
For Opposition: William T. McCool, C. G. Bernheimer, W. B. Stone and George T. Brennan.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh	1
Negative: Commissioners Connell, Holland and Guilfoyle	3
Absent: Chief Kenlon	1

THE RESOLUTION—

(176-28-BZ)

WHEREAS, Harry Baer, for 373 Park Avenue Corp., owner, filed, February 29, 1928, an application, under the building zone resolution, to permit in a residence district the alteration and change of occupancy of the first story from a residence use to a business use; premises 375 Park avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 22, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Park avenue, East 52nd street and East 53rd street are in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 31, 1928 (re Alt. 182-28), reads:

"1. Proposed use is unlawful in a residence district, Section 3 of the Zone Resolution.";

and

WHEREAS, the existing building is of fireproof construction, twelve stories in height, with a frontage of 200 ft. 10 in. and a depth of 179 ft. 10 in.; to be occupied as stores on the first story and dwellings above; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 on the grounds of practical difficulties and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

1263-27-BZ.

APPLICANT—J. Burmeister, for Laura J. High, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—614 Rockland avenue, Egbertville, Richmond.

APPEARANCES—

For Applicant: J. Burmeister and Laura J. Ligh.
For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle and Chief Kenlon	3
Negative: Chairman Walsh and Commissioner Connell	2
Absent	0

THE RESOLUTION—

(1263-27-BZ)

WHEREAS, J. Burmeister, for Laura J. Ligh, owner, filed, December 1, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 614 Rockland avenue, Egbertville, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 22, 1928, after due notice by publication in the

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Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Rockland avenue and Brielle avenue are both in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 1, 1927 (re N. B. App. No. 1579-27), reads:

"New Bldg. App. No. 1579-1927 filed by you on July 26, 1927, for the erection of a gasoline station on the premises 614 Rockland Avenue, Cor. Brielle Avenue, Egbertville, Staten Island, is hereby disapproved for the reason that the erection of a gasoline station in a business district is contrary to the Zoning Law.";

and

WHEREAS, the premises (a part of a larger area under same ownership) consists of a plot of ground having a frontage of 200 ft. on Rockland avenue and a depth of 200 ft. upon which it is proposed to erect a one-story office, 16 ft. by 20 ft. in area, and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

1286-27-BZ.

APPLICANT—Edward P. Doyle, for G. M. S. Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—41-43 Snyder avenue, north side of Snyder avenue, 150 ft. 11¼ in. west of Bedford avenue, Brooklyn.

APPEARANCES—

For Applicant: Edward P. Doyle, J. Irving Walsh and Joseph M. Stratton.

For Opposition: John J. Snyder and Samuel Rosenblat.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1286-27-BZ)

WHEREAS, Edward P. Doyle, for G. M. S. Realty Corp., owner, filed, December 9, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 41-43 Snyder avenue, north side, 150 ft. 11¼ in. west of Bedford avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 22, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Snyder avenue, Bedford avenue and Flatbush avenue are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered November 23, 1927 (re App. No. 21763-1927), reads:

"The erection of a building to be used as a garage for more than five motor vehicles and the installation of a gasoline service station in a business district. Proposition contrary to the Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof

construction, two stories in height, with a frontage of 50 ft. and a depth of 197 ft. 7 in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, though the board concedes that applicant substantiated his basis of appeal brought under section 7e, so far as the street front is concerned, this one side of street is as yet unoccupied and backs up to Erasmus High School plot; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

1068-27-BZ.

APPLICANT—Edward P. Doyle, for Livia Pepe, owner.

SUBJECT—Application re decision of the superintendent of buildings, under sections 7c and 21 of the building zone resolution, to permit in a residence district the maintenance of an existing building occupied on the basement story as a store and as dwellings above (previously denied).

PREMISES AFFECTED—124 Waverly place, Manhattan.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: Thomas B. Murray, Jr., Edward D. Steinert, George A. Francour, Inspector Alexander McPhee for the superintendent of buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1068-27-BZ)

WHEREAS, Edward P. Doyle, for Livia M. Pepe, owner, filed, October 3, 1927; reopened May 8, 1928, an application, under the building zone resolution, to permit in a residence district the maintenance of an existing building occupied on the basement story as a store and as dwelling above; premises 124 Waverly place, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 22, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sixth avenue is in a business district; Waverly place, east of a point 100 ft. east of Sixth avenue, is in residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 2, 1927 (re Viol. Order No. 79-27), reads:

"You are hereby notified that the building occupied as a dwelling and known as No. 124 Waverly Place and located in a residence district in the Borough of Manhattan, in the City of New York, does not conform to Section 3 of the Building Zone Resolution of the Board of Estimate and Apportionment adopted July 25, 1916, in the respects noted below:

"In that of occupying the basement floor as a French dry cleaning, dyeing and pressing business in a residence district which is not permitted in the said residence district in which such building is located.";

and

WHEREAS, the existing building is of non-fireproof construction, four stories and basement in height, with a frontage of 22 ft. and a depth of 50 ft.; to be occupied as store in basement and dwellings above; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under sections 7c and 21 of the building zone resolution.

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Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is denied.

336-27-BZ.

APPLICANT—Henry G. Harrington, for Albert L. Gray, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e, 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1785-1789 Bushwick avenue and 51-59 Jamaica avenue, Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harrington.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1336-27-BZ)

WHEREAS, Henry G. Harrington, for Albert L. Gray, owner, filed, December 23, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1785-1789 Bushwick avenue and 51-59 Jamaica avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 22, 1928, after due notice by publication in the bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bushwick avenue is in a business district, Jamaica avenue is in a business district and Pennsylvania avenue is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 17, 1927 (re App. No. 21473-1927), reads:

"Proposition contrary to the Zone Resolution, Art. II, Section 4-a, 46.

"The installation of a gasoline service station in a business district.";

and

WHEREAS, it is proposed to remove existing building from the site, erect an open shed over the entire lot, also an office, 53 ft. by 20 ft., and two grease racks; bury five 50-gallon tanks and erect seven pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the applicant has filed 80 per cent. consents of the area deemed affected and fixed by this board under the principle of rule of exception, section 7, subdivision g.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the plot shall be developed and the structures erected thereon strictly in accordance with the plans and drawings filed in this appeal; that the pumps shall be set back from the building line not less than 10 ft; that there shall be erected in the building line a concrete curbing not less than 18 inches in height, 12 inches in depth, other than the drive-ways to and from the premises, and that all permits required shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

275-27-BZ.

APPLICANT—Frank W. Fitzpatrick, for Western District Cleaners and Dyers, owner.

SUBJECT—Application (re order of the fire commissioner and decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the maintenance of a dry cleaning establishment.

PREMISES AFFECTED—132-136 Academy street, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Frank W. Fitzpatrick.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1275-27-BZ)

WHEREAS, Frank W. Fitzpatrick, for Western District Cleaners and Dyers, owner, filed, December 6, 1927, an application, under the building zone resolution, to permit in a business district the maintenance of a dry cleaning establishment; premises 132-136 Academy street, Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 22, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Academy street is in a business district; Paynter avenue, west of a point 100 ft. east of Academy street, is in a business district; Paynter avenue, east of a point 100 ft. east of Academy street, is in an unrestricted district; Beebe avenue, west of a point 100 ft. east of Academy street, is in a business district; Beebe avenue, east of a point 100 ft. east of Academy street, is in an unrestricted district, and 30th street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 3, 1928, and order of the fire commissioner, rendered July 5, 1927, read:

"Your request for a Certificate of Occupancy, premises Academy Street, east side, 150 feet north of Paynter Avenue, Long Island City, to be used as dry cleaning establishment, is hereby denied for the reason that a business of this character is not allowed in this district.";

and

WHEREAS, the order of the fire commissioner reads:

"4. Portion of premises used as dyeing and cleaning establishment.";

and

WHEREAS, the premises consist of a group of non-fireproof buildings having a frontage of 75.06 ft. and a depth of 100.10 ft.; No. 132 and No. 134 being buildings occupied as a dry cleaning and dyeing establishment since the premises were in an unrestricted use district; No. 136, the building in question, being subsequently erected for use as a garage and for storage purposes; this building is non-fireproof, two stories in height, 25.02 ft. by 100.10 ft. in area and is now occupied on first story as a garage used in connection with the conduct of the business and as a receiving and spotting room; the second story being used as a pressing room; and

WHEREAS, the board deemed that applicant is entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that all motor vehicles shall be removed and the use and operation of any part of these premises as a garage shall be vacated and discontinued; that any existing gasoline storage

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tanks for motor vehicle supply and use be removed or filled up with dry, clean sand and sealed; that the building shall not be increased in height, area or dimension; that all permits required shall be obtained within sixty days and any work involved by the terms of the foregoing resolution shall be completed within sixty days from the date of this action.

538-27-BZ.

APPLICANT—William F. Doyle, for Manufacturers Trust Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, for modification of the original resolution, to permit in a 1½ times height district, extending from a two times height district, the erection and maintenance of the street walls in excess of the height permitted by the zone resolution.

PREMISES AFFECTED—481-497 Eighth avenue, 301-307 West 34th street, and 302-320 West 35th street, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman. Walsh, Commissioners

Connell, Holland and Chief Kenlon..... 4

Negative: Commissioner Guilfoyle..... 1

Absent 0

THE RESOLUTION—

(538-27-BZ)

WHEREAS, William F. Doyle, for Manufacturers Trust Co., owner, filed, May 14, 1927; granted July 26, 1927; reopened April 10, 1928, an application, under the building zone resolution, to permit in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the zone resolution; premises 481-497 Eighth avenue, 301-307 West 34th street and 302-320 West 35th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 22, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the height district maps accompanying the building zone resolution show that the area on the east side of a north and south line located 100 ft. west of Eighth avenue is in a two times height district and the area on west side of the foregoing area is in a one and one-half times height district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 14, 1928 (re N. B. App. No. 146-1928), reads:

"1. Building is excessive height for a plot extending more than 150' along the narrower street, Art. III, Zoning Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, thirty-nine stories in height, with a frontage of 197 ft. 6 in. and a depth of 175 ft.; to be occupied as a hotel; and

WHEREAS, this board did make a variation as to the height district regulations; and

WHEREAS, since such action the Board of Estimate and Apportionment has amended the height district regulations affecting this street front from a one and one-half times to a two times height district; and

WHEREAS, there is involved in this application but 25 ft. on the side street and the proposed substituted use from that of loft and office building to originally described the now proposed hotel use.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use dis-

trict regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed at the street wall a height of 200 ft., in accordance with the two times height district regulations; that the structure throughout shall be restricted and limited to a two times height district regulation; that the building zone resolution requirements otherwise shall be complied with in all respects, and that all permits shall be obtained within nine months and all work involved shall be completed within eighteen months from the date of this action.

1231-27-BZ.

APPLICANT—Ferdinand Savignano, for West 8th Street Arcade, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7b, 7c and 21 of the building zone resolution, to permit partly in a residence district and partly in a business district the erection and maintenance of a building to be used as a motion picture theatre, restaurants and offices and also the omission of the required legal rear yard.

PREMISES AFFECTED—52-54 West 8th street, Manhattan.

APPEARANCES—

For Applicant: John F. Keating, John Caldwell Meyers and Arnold W. Lederer.

For Opposition: Thomas E. Murray, Jr., Edward A. Kole and Edward B. Steinert.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle.....

Negative

Absent: Chief Kenlon.....

THE RESOLUTION—

(1231-27-BZ)

WHEREAS, Ferdinand Savignano, for West Eighth Street Arcade, Inc., owner, filed, November 22, 1927, an application, under the building zone resolution, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a building to be used as a motion picture theatre, restaurants and offices and also the omission of the required legal rear yard; premises 52-54 West 8th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 22, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 8th street is in a business use and "B" area district; Waverly place is in a residence use and "B" area district; Sixth avenue is in a business district; McDougal street, from West 8th street to a point 100 ft. south, is in a business use and "B" area district; McDougal street, south of a point 100 ft. south of West 8th street, is in a residence use and "B" area district; and

WHEREAS, the decision of the superintendent of buildings rendered November 21, 1927 (re N. B. 472-27), reads:

"1. On that portion of the lot lying within the residence district, no building may be erected, the proposed use of which is not permitted by Sec. 3 of the Building Zone Resolution.

"2. Provide a lawful rear yard as required for residence districts by Sec. 17 of the Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, four stories and basement (44 ft.) in height with a frontage of 48 ft. and a depth of 142 ft., irregular; to be occupied as a motion picture theatre, restaurants and offices; and

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WHEREAS, the board deemed that applicant substantiated his basis of appeal under sections 7b, 7c and 21 of the building zone resolution and was entitled to relief.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the use of the rear of the property, within the residence use district, *on condition* that the building shall be constructed fireproof throughout; that the building within the residence use area shall not be erected in excess of 23 ft. above the curb level; that the rear of building above that level shall be confined to the business use district of the plot; that the building shall be constructed in accordance with the requirements of the building code as to use and occupancy; that the rear and gable walls within the residence use area of the premises shall be unpierced throughout their entire height and length; that the building zone resolution shall be complied with in all other respects, and that all permits required shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

(1294-27-BZ)

APPLICANT—Matthew F. Fagan, for Daleson Realty Corp., owner.

SUBJECT—Application (re decision of the fire commissioner) under sections 7c and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—739-761 East New York avenue, north side of East New York avenue, 40 ft. west of Troy avenue, Brooklyn.

APPEARANCES—

For Applicant: Matthew F. Fagan.

For Opposition: Alfred Nagelberg and J. W. Penney.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—..... (1294-27-BZ)

WHEREAS, Matthew F. Fagan, for Daleson Realty Corp., owner, filed, December 13, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 739-761 East New York avenue, north side, 40 ft. west of Troy avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 22, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East New York avenue, Troy avenue and Lefferts avenue are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered December 8, 1927 (re Plan No. 4125-1927), reads:

"1. Garage for more than 5 cars may not be permitted in a business district; appeal may be taken to Board of Standards and Appeals."

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 198 ft. and a depth of 90 ft.; to be occupied as a public garage; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7, subdivision e, and that applicant was entitled to relief under section 21 on the grounds of practical difficulties and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be not erected in excess of two stories above the grade and shall be constructed fireproof throughout; that a rear yard for the full width of the property and not less than 10 ft. in depth shall be established at the level of the second story; that a fixed open louver ventilator shall be installed on the roof deck of the first story rear, rigidly fixed to the rear wall of the second story; that the rear and gable walls of the first story throughout shall be unpierced; that the facade of the building on East New York avenue shall be developed in simplified Gothic design faced with architectural terra cotta or natural stone or face brick with architectural terra cotta trim to all openings; that there shall be no advertising signs placed or displayed on the exterior of the building other than one electric projecting sign, indicating the name and title of the business conducted on the premises; that the architect shall make a return to this board of the drawings in accordance with the foregoing resolution for approval before submission to the superintendent of buildings, and that all permits required shall be obtained within nine months and any work involved shall be completed within one year from the date of this action.

(84-28-BZ)

APPLICANT—William F. Doyle, for Hokan B. Steffansen, owner.

SUBJECT—Application for reopening—interpretation of resolution—re application (decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence to a business use.

PREMISES AFFECTED—444-446 Park avenue, Manhattan.

APPEARANCES—

For Applicant: William F. Doyle and Leslie H. Moore.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(84-28-BZ)

WHEREAS, William F. Doyle, for Hokan B. Steffansen, owner, filed, January 30, 1928, an application, under the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence to a business use; premises 444-446 Park avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 17, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Park avenue is in a residence district, East 57th street is in a business district and East 56th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 5, 1927 (re Alt. 1727-1927), reads:

"11. Store in No. 446 is unlawful as the building is located in a residence district. See resolution of Board of Standards and Appeals under case 711-22-BZ, filed in page 14, alteration application 360-1922. Extension of business into rear of 1st and 2nd floors of No. 444

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is unlawful. Sec. 6, subdivision b2 of the Building Zone Resolution.”;

and

WHEREAS, the existing buildings are of non-fireproof construction, four stories in height, with a total frontage of 33 ft. 4 in. and a depth of 50 ft.; to be occupied in part for business use; and

WHEREAS, application for the extension of the business use throughout these premises was denied by the board under Cal. No. 711-22-BZ; and

WHEREAS, there now exists, by authority of law business use in premises 444 Park avenue; and

WHEREAS, it is proposed to reduce the existing business use of 444 Park avenue, restricting said use to the first story of 444 and extending it to the first story of 446 Park avenue, which abuts the business use district and an existing business building; and

WHEREAS, this application was granted by the board at its meeting, April 17, 1928, on certain conditions, and applicant requested a modification and interpretation of these conditions as to the use of the stores permitted.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the first story, street grade, for use as business offices or retail mercantile shops, specifically prohibiting the conduct and use of any business selling or dispensing edibles of any nature or description, *on condition* that there shall be no advertising display on these premises other than a flat wall metal sign indicating the name and type of the business conducted thereon, and that the remainder of the premises shall be restricted to conforming residential use and occupancy; that all exits required by the building code shall be installed and maintained; that return drawings shall be made to this board for approval; that all permits required shall be obtained within six months and any work involved completed within one year from the date of this action, and granted on condition that the building shall not be increased in height, area or dimension.

AREAS FIXED.

(1236-27-BZ)

The chairman presented and read a communication from Edward L. Kelly, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Woodhaven boulevard and 163rd avenue (Sheridan avenue Aqueduct, Borough of Queens.

The following area was approved by the board:

Both sides of Woodhaven boulevard from a point 200 ft. north of 163rd avenue to a point 400 ft. south of premises in question; both sides of 163rd avenue from a point 100 ft. west of Woodhaven boulevard to a point 100 ft. east of Woodhaven boulevard.

(264-28-BZ)

The chairman presented and read a communication from William F. Doyle, requesting the board to fix an area deemed affected and within which to obtain consents to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 120-06 Sutphin boulevard and 147²⁴ 120th avenue, Jamaica, Borough of Queens.

The following area was approved by the board:

Both sides of 120th avenue (Cooper street) from a point 200 ft. east of Sutphin boulevard to a point 400 ft. west of premises in question; both sides of Sutphin boulevard from a point 200 ft. north of 120th avenue (Cooper street) to a point 400 ft. south of premises in question; also both sides of 121st avenue (Mage street) from Sutphin boulevard to a point 200 ft. east of Sutphin boulevard.

Adjourned 3.45 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 22, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon, with Deputy Chief Martin substituting.

PETITIONS FOR VARIATIONS

990-27-S.

PETITIONER—Harry Rubin, for Rubin & Filippo, lessee.
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (12th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 5, 1928, at 2 p. m., on request of petitioner's representative. Final disposition.

991-27-S.

PETITIONER—Isidore Ash, Inc., lessee.

SUBJECT—Variation of the labor law as cited in decision of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (9th floor front), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 5, 1928, at 2 p. m., on request of petitioner's representative. Final disposition.

992-27-S.

PETITIONER—Hoffman, Friedman & Mandel, for Joe Rosenthal & Co., lessee.

SUBJECT—Variation of the labor law as cited in decision of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (7th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 5, 1928, at 2 p. m., on request of petitioner's representative. Final disposition.

993-27-S.

PETITIONER—Jos. Greenberg Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in decision of the fire commissioner.

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PREMISES AFFECTED—225-235 West 37th street (5th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 5, 1928, at 2 p. m., on request of petitioner's representative. Final disposition.

994-27-S.

PETITIONER—Simon Costume & Dress Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (8th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 5, 1928, at 2 p. m., on request of petitioner's representative. Final disposition.

995-27-S.

PETITIONER—Max Sadowsky, for Sadowsky Costume Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (15th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 5, 1928, at 2 p. m., on request of petitioner's representative. Final disposition.

996-27-S.

PETITIONER—Harry J. Kane, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (4th floor, front), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 5, 1928, at 2 p. m., on request of petitioner's representative. Final disposition.

998-27-S.

PETITIONER—Sam Zahn, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (3rd floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 5, 1928, at 2 p. m., on request of petitioner's representative. Final disposition.

999-27-S.

PETITIONER—Eli Lahm, for Lahm & Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (6th floor, front), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 5, 1928, at 2 p. m., on request of petitioner's representative. Final disposition.

1301-27-S.

PETITIONER—William F. Regan, for The Frink Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—237-243 10th avenue, Manhattan.

APPEARANCES—

For Petitioner: William F. Regan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

1134-27-S.

PETITIONER—William I. Hohausser, Inc., for Estey Construction Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—245-249 West 27th street, Manhattan.

APPEARANCES—

For Petitioner: William I. Hohausser.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Absent 0

THE RESOLUTION—

(1134-27-S)

WHEREAS, William I. Hohausser, Inc., for Estey Construction Corp., owner, filed, October 22, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 245-249 West 27th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 19, 1927 (Order No. 17697-LD), reads:

"1. Remove all partitions not built of incombustible material as per Section 263 and 270 of the Labor Law;"

and

WHEREAS, the building is fireproof, fourteen stories in height, 75 ft. by 98 ft. 9 in. in area; OCCUPIED: stores and manufacturing purposes, not more than 45 persons on a story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims that the tenants erected dwarf combustible partitions on the second to the fourteenth stories, inclusive, which enclose offices and showrooms within the quarters of each individual tenant; furthermore, the petitioner contends that there is no more fire hazard involved due to these minor subdividing partitions than to wooden furniture or other equipment which may be installed in a loft.

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Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

1138-27-S.

PETITIONER—Henry I. Oser, for Lafayette Walker Corp., lessee.

SUBJECT—Application for reopening—reconsideration, previously denied—re variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—99-101 Walker street and 101-105 Lafayette street, Manhattan.

APPEARANCES—

For Petitioner: Henry I. Oser.

ACTION OF BOARD—Petition reopened and granted on condition.

THE VOTE TO REOPEN AND GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(1138-27-S)

WHEREAS, Henry I. Oser, for Lafayette Walker Corp., lessee, filed, October 24, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 99-101 Walker street and 101-105 Lafayette street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated October 19, 1927 (N. B. App. No. 500-1926), reads:

"20. All windows in this building must comply with Labor Law, Sec. 264, and the Industrial Code."; and

WHEREAS, the building is fireproof, fourteen stories in height, having a frontage of 56 ft. 3¼ in. on Walker street and 62 ft. 10¼ in. on Lafayette street; OCCUPIED: 1st story, stores; upper stories, tenant factories, 60 persons per story; EQUIPPED with a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings in both street walls of the building on the first, second and third stories, glazed with ¼-in. plate glass; the maximum area of the glass on the first story being 108 in. by 252 in., and on the second and third stories being 50 in. by 54 in.; and

WHEREAS, this petition was denied by the board at its meeting, March 20, 1928, and reopened by vote of the board; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the lowest three stories.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows on the street front, three lower stories, *on condition* that all openings shall be provided with approved metal frames and sash, glazed with ¼-inch polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

2522-17-S.

PETITIONER—Philip J. Sinnott, for James S. Clifford, owner.

SUBJECT—Variation of the labor law, as cited in order of the fire commissioner (previously denied).

PREMISES AFFECTED—244-246 East 52nd street, Manhattan.

APPEARANCES—

For Petitioner: Philip J. Sinnott.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(2522-17-S)

WHEREAS, Philip J. Sinnott, for James S. Clifford, present owner, substituted for Thomas B. Whiffen, former owner, filed, September 6, 1927, a petition with the board of standards and appeals for a variation from the requirements of the labor law, as cited in an order of the fire commissioner to be relieved of providing counterbalanced stairway from lowest balcony to street; premises 244-246 East 52nd street, Borough of Manhattan; and

WHEREAS, this petition was denied under date of October 15, 1918, and Philip J. Sinnott, on behalf of James S. Clifford, present owner, requested a reopening of the case on the basis of a new order of the fire commissioner which reads as follow:

"Order No. 89600-LD:

"1. Arrange the fire escape on the west side of building * * *

"Among the defects noted on this fire escape are the following:

"No stairway from top balcony to roof. No stairway from lowest balcony to ground. No safe passageway to the street from the termination."; and

and WHEREAS, the building is non-fireproof, three stories and basement in height, 50 ft. by 92 ft. in area at the first story and 50 ft. by 70 ft. in area above; OCCUPIED as a tenant factory: the present occupancy, basement, loft, shipping and express office, 5 persons; 1st story, manufacture of lamps, 10 persons; 2nd story, upholsterer and draper, 13 persons; 3rd story, upholsterer and draper, 10 persons; EXITS: an interior stairway, extending from the first story to roof, enclosed in brick walls with fireproof doors at the openings; a fire escape at the middle of the west side of the building with landing on extension roof above a skylight in the first story, with straight, vertical ladder leading down to the rear of the building adjoining, and a gooseneck ladder to roof; and

WHEREAS, petitioner contends that the exits have been improved by providing fireproof doors to the stairway, a ladder leading from the top story hall to a scuttle in the roof, and that the windows along the course of the fire escape have been made fireproof, and that a 7 ft. covered driveway on adjoining premises leads to the street from the termination of the fire escape.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects egress from the termination of the lowest balcony, *on condition* that a fixed double-rung iron ladder from the lowest balcony platform to the pavement of the driveway to the west shall be installed and so maintained.

1135-27-S.

PETITIONER—Samuel Rosenblum, for Schiff Bros., owners.

SUBJECT—Application for reopening—restoration to calendar, previously withdrawn—re variation of labor law as cited in order of fire commissioner.

PREMISES AFFECTED—84-86 Withers street.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition restored to calendar and granted on condition.

MINUTES

THE VOTE TO RESTORE TO CALENDAR AND GRANT—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(1135-27-S)

WHEREAS, Samuel Rosenblum, for Schiff Brothers, owner, filed, October 22, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 84-86 Withers street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 25, 1927, reads:

"1. Enclose the interior stairways at the south and east side of building, serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material, extending continuously from the 1st story to 3 ft. above the roof, constructed as per Section 271 of the Labor Law or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, six stories (61 ft.) in height, 50 ft. by 70 ft. in area; OCCUPIED: 1st story, storage and boiler room, no persons; 2nd story, manufacture of chairs, 10 persons; 3rd story, vacant at present; 4th story, manufacture of metal models, 6 persons; 5th story, manufacture of shirts, 65 persons; 6th story, manufacture of coats, 45 persons; EQUIPPED with a sprinkler system; EXITS: two interior wooden stairways, extending from the first story to roof (the northerly stairway terminating at driveway), enclosed in wood board partitions with glass-paneled wooden doors at openings; a fire escape on the rear of the building having unprotected openings along the course thereof, extending from the top story balcony (with gooseneck ladder to roof) to the yard, with EGRESS from the termination of the fire escape by means of driveway to street and also through building (under same ownership) to east; ROOFS of adjoining buildings: to west, none; to east, 11 ft. lower; and

WHEREAS, this petition was withdrawn April 3, 1928, and reopened by vote of the board; and

WHEREAS, petitioner proposes to bring the fire escape on the rear of the building up to standard and requests the acceptance of the existing means of egress from the termination of the fire escape and, also, the existing interior stairways.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects egress from the termination of the rear fire escape, *on condition* that an open yard embracing this and the adjoining premises to the east in the same ownership shall be maintained open and unsubdivided, with egress through the adjoining building to the east and also through open driveway of these premises.

1291-27-S.

PETITIONER—Wm. I. Hohausser, Inc., for Gelsan Realty Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—126 West 34th street, Manhattan.

APPEARANCES—

For Petitioner: Wm. I. Hohausser.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(1291-27-S)

WHEREAS, William I. Hohausser, Inc., for Charles L. Tappin, owner, filed, December 13, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 126 West 34th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 26, 1927 (Order No. 28954-LD), reads:

"2. No safe egress from termination of fire escape to street;"

and

WHEREAS, the building is non-fireproof, six stories in height, 25 ft. by 98 ft. 9 in. in area at first story and 25 ft. by 88 ft. 9 in. in area above; OCCUPIED: 1st story, stores, 10 persons; 2nd story, beauty parlor, 25 persons; 3rd story, dressmaking, 8 persons; 4th story, musical instruments, 5 persons; 5th story, office, no occupancy; 6th story, manufacture of pearls, 10 persons; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in wood stud, metal lath and cement plaster partitions with kalamein doors at openings; a ladder from top story to roof scuttle; a fire escape on the rear of the building having fireproof openings along the course thereof, extending from the second story to the top story, with no legal EGRESS from the termination of the fire escape to the street; ROOFS of adjoining buildings: same height at east and west; and

WHEREAS, the petitioner proposes to provide egress from termination of rear fire escapes by connecting the second story fire escape balcony to the fire escape balcony of building adjoining at west and construct a bridge from the latter balcony to a balcony on the rear of building adjoining at south, known as 125-127 West 33rd street, where egress may be had through lofts to the fireproof hallways and thence to the street; furthermore, the petitioner contends that the buildings 125-127 West 33rd street are sprinklered; and

WHEREAS, the conditions as to the rear exit facilities have been changed since the action of this board in the former petition, Cal. No. 1402-22-S, so far as it affects egress from the rear termination in that the premises immediately to the rear have been built up to the property line.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects egress from the termination of the rear fire escape, *on condition* that a party wall fire escape balcony at the second story landing of fire escape connecting with the premises to the west shall be provided; that an iron balcony bridge, not less than 3 ft. in width, shall be provided connecting the fire escapes on the rear of this structure to a fire escape on premises 125-127 West 33rd street, with egress through said premises to street; that a fixed iron stairs shall be provided from the rear yard of first story of these premises (in run from east to west), connecting with the second story fire escape balcony; that an exit door shall be provided at the rear of the first story to the rear yard; that a metal sign painted white with red arrow indicating the line of travel shall be fixed to iron stairs from the yard to first story; that the consent of the owner, for egress through the adjoining premises in rear on West 33rd street shall be filed with the fire commissioner, and that all former actions of this board on these premises shall otherwise be complied with in accordance with the resolutions now in force.

MINUTES

1241-27-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for 21 West 38th Street Corp., lessee.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—21-23 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1241-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for 21 West 38th Street Corp., filed, November 25, 1927, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 21-23 West 38th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated April 25, 1927, read:

"Order No. 18677-LD:

"1. Provide an independent fireproof passageway from exterior enclosed stairway as per Sec. 266 of the Labor Law.";

and

"Order No. 18678-LD:

"2. Remove cigar stand from interior stairhall on the 1st story, as per rule 10, Board of Standards and Appeals, adopted Feb. 23, 1927.";

and

"Order No. 18679-LD:

"2. Provide 3' aisles direct to both exits on all stories, as per Sec. 270 of the Labor Law.

"4. Remove wire glass in doors to interior stairway. Sec. 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, seventeen stories in height, 43 ft. by 98 ft. 9 in. in area at first story and 43 ft. by 88 ft. 9 in. in area above; OCCUPIED: 1st story, stores, 20 persons; 2nd story, vacant at present; 3rd story, vacant at present; 4th story, millinery manufacturing, 30 persons; 5th story, front, manufacture of hats, 12 persons; 5th story, rear, vacant at present; 6th story, front, printer, 6 persons; 6th story, rear, vacant at present; 7th story, front, vacant at present; 7th story, rear, manufacture of hats, 14 persons; 8th story, front, manufacture of hats, 8 persons; 8th story, rear, vacant at present; 9th story, front, manufacture of hats, 12 persons; 9th story, rear, vacant at present; 10th story, front, manufacture of hats, 9 persons; 10th story, rear, vacant at present; 11th story, front, vacant at present; 11th story, rear, hat manufacturing, 12 persons; 12th story, front and rear, hat manufacturing, 24 persons; 13th story, front, vacant at present; 13th story, rear, feathers, 6 persons; 14th story, front and rear, hat manufacturing, 30 persons; 15th and 16th stories, vacant at present; 17th story, manufacture of hats, 14 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an interior fireproof stairway, extending from first story to roof, enclosed in fireproof partitions with fireproof doors at openings; there being in each door leading to this stairway two wire glass panels 11½ in. by 58 in. (a total of 667 sq. in. in each panel); an exterior enclosed stairway, extending from the roof to a fireproof passageway at the mezzanine level leading to the main stairway, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there is a cigar stand in the main stair hall on the first story; and

WHEREAS, petition as to Order No. 18677-LD, contends that the rear stairway is 42 in. wide; that the passageway leading to the main stairway is 57 in. wide and that the main stairway from the mezzanine level to the first story is 63 in. wide and that ample allowance in width has been made for emergencies; that there is an additional exit from the termination of the rear stairway, at the mezzanine level, leading to the extension roofs of buildings at rear and fronting on 39th street (these buildings being under same ownership as the one in question); as to Order No. 18678-LD, Item 2, contends that the cigar stand does not obstruct the means of exit, and as to Order No. 18679-LD, Item 2, contends that this order refers to the fourth to the fourteenth stories, inclusive, which are subdivided by a cross partition at approximately the center of the loft, with a 54-in. wide hallway leading from the front stairway to a point directly behind the rear elevators and contends that the doors at this point, leading to the rear loft and to the rear stairway are open at all times during working hours, and as to Item No. 4 of this order proposes to subdivide each of the wired glass panels by a cross bar so that no area will exceed 360 sq. in.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 18677-LD, Item 1, on condition that the existing passageway from the termination of the exterior fire escape shall be maintained by fireproof passage direct to front stairs, main entrance; denied as to Order No. 18678-LD, Item 2; denied as to Order No. 18679-LD, Item 2, and granted, as to Order No. 18679-LD, Item 4, only so far as it affects the existing glass panels, on condition that the glass panels shall be subdivided in not less than four equal parts by means of fixed metal muntins; that the occupancy shall be restricted to the legal capacity of the interior primary exit, with the sprinkler allowance, and this variation is granted so long as conditions as to occupancy and use remain unchanged.

APPLIANCES SUBMITTED FOR APPROVAL

1151-27-SA.

PETITIONER—W. D. Allen Mfg. Co.

SUBJECT—Allen 2½-Inch Angle Hose Valve—approval of.

APPEARANCES—

For Petitioner: Andrew L. Boerner.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(1151-27-SA)

WHEREAS, W. D. Allen Manufacturing Co. filed, October 26, 1927, a petition with the board of standards and appeals for the approval of their device known as the Allen 2½-Inch Angle Hose Valve; and

WHEREAS, a committee of the board made a test of this valve under operating conditions, and a joint report of the bureau of fire prevention and the board recommended the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the Allen 2½-Inch Angle Hose Valve for use as Type A valve under rule 92 of the standpipe rules of the board of standards and appeals.

MINUTES

1078-24-SA.

PETITIONER—Cornell Utilities Company, Inc.

SUBJECT—Application for reopening—amendment to resolution re approval of NoKol Automatic Oil Burner.

APPEARANCES—

For Petitioner: William Porter.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

THE RESOLUTION—

(1078-24-SA)

WHEREAS, The Cornell Utilities Co., Inc., filed, August 28, 1924, a petition with the board of standards and appeals for approval of their device known as the NoKol Automatic Burner; and

WHEREAS, a committee of the board inspected this device in operation and recommends the approval of this device for use with Grade B oil for domestic installations, when installed in accordance with the rules of the board of standards and appeals; and

WHEREAS, this device was approved by the board for use in domestic installations and petitioner requested approval for commercial installations also.

Resolved, that the device be and it hereby is approved for use with Grade B fuel oil in domestic and commercial installations, on condition that the fuel oil burning equipment be installed in accordance with the rules of the board of standards and appeals.

418-26-SA.

PETITIONER—Film Inspection Machine Company.

SUBJECT—Film Inspection Machine (Improved Type)—approval of.

APPEARANCES—

For Petitioner: W. B. F. Rogers.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition approved.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

THE RESOLUTION—

(418-26-SA)

WHEREAS, Film Inspection Machine Co. filed, May 14, 1926, a petition with the board of standards and appeals for the approval of their device known as the Film Inspection Machine, Improved Type (Duo Inspection Machine); and

WHEREAS, the chief of the fire department has recommended the use of this device, after an inspection, and there is on file the recommendation for approval; and

WHEREAS, the representatives of the fire department, electrical division, have recommended the approval.

Resolved, that the board of standards and appeals does hereby approve the device known as the Film Inspection Machine, Improved Type (Duo Inspection Machine), on condition that the device shall be constructed, maintained and operated in accordance with official photographs from 1 to 6, inclusive, dated April 7, 1928, on file in this petition.

Adjourned 4.55 p. m.

WILLIAM J. O'GORMAN, Secretary.

APPLIANCES

FUEL OIL PUMPS

Approved by the Board of Standards and Appeals

Name of Pump	Calendar No.	Name of Pump	Calendar No.
American Marsh Duplex.....	638-25-SA	Marsh Fuel Oil Pump.....	1050-23-SA
American Marsh Simplex.....	639-25-SA	McGowan Horizontal Duplex Fuel Oil Pump..	936-23-SA
Ballard Duplex Electric Driven Pump Set....	1413-22-SA	M. D. Rotary.....	52-27-SA
Beach Russ Co. Rotary.....	1134-22-SA	Milwaukee Piston Rotating Port Pump.....	763-25-SA
Blackmer Rotary.....	935-24-SA	Monroe Oil Pump.....	658-26-SA
Blake & Knowles Horizontal Simplex Piston		Northern Rotary.....	1396-24-SA
Pattern Pump.....	372-21-SA	Quimby Screw Pump... ..	1193-21-SA
Century Rotary.....	908-21-SA	Ray Rotary.....	588-25-SA
Cook Electric Oil Pump.....	603-25-SA	Rotary Pressure Pump.....	1060-25-SA
Davidson	590-21-SA	Rotary Vacuum Pump.....	513-25-SA
Dean Bros. Durable Duple.....	840-22-SA	Tate-Jones	492-21-SA
Deming Double Oscillating Force Pump.....	458-27-SA	Teesdale Automatic Booster Fuel Oil Pump..	1279-25-SA
Enterprise Oil Pump.....	11-28-SA	Viking	438-21-SA
Exeter Rotary.....	507-22-SA	Warren Oil Pump.....	1169-23-SA
Gould Hand Rotary.....	1133-25-SA	Worthington Duplex Double-Acting Steam	
Gould Triplex Plunger.....	257-22-SA	Pump	184-22-SA
Kinney Rotating Plunger Pump.....	503-24-SA	Worthington Show Model Duplex.....	194-24-SA
Leiman Rotary.....	95-24-SA		

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

RULES

"STANDPIPE"- "FIRELINE" RULES, ADOPTED JUNE 27, 1922 AMENDED MAY 19, 1928

[281-22-SR]

Rule 1. PLANS. A preliminary set of paper plans and cross sections, drawn clearly and distinctly, to a scale of $\frac{1}{4}$ -inch or, by permission of the Fire Commissioner, $\frac{1}{8}$ -inch to the foot, for each proposed standpipe (fire line) installation or alteration, shall be submitted to and approved by the Fire Commissioner before the work in connection with the installation is started. Such preliminary plans shall show the size and location of the standpipe (fire line) risers, size and location of siamese and cross-connections, valves, tanks and connections, pumps, hose stations, lengths of hose, etc., and the location of stairways and enclosing partitions in relation to the standpipe risers and hose stations. From these approved preliminary plans, three sets of plans on cloth, in clean and clear detail, shall be filed for final approval by the Fire Commissioner. A certified copy of approved plans shall be forwarded to the Bureau of Buildings by the Bureau of Fire Prevention. Such application and specification forms as may be prescribed by the Fire Commissioner shall accompany preliminary plans. If an automatic sprinkler system is provided throughout the building or in any portion of the building, the plans shall include a note to that effect.

Rule 2. APPROVAL. Before acceptance all standpipe (fire lines) shall be tested, for at least one hour, under a hydrostatic pressure of not less than 300 pounds per square inch at the street siamese, and at each pump supply level, or such additional pressures as may be required to give 100 pounds at the highest hose outlet supplied by such pump, except that when a change is made in a source of supply, or minor changes are made in an existing equipment previously approved, the system shall be tested to a pressure sufficient to give 50 lbs. per sq. in. at the highest story hose outlet. These tests to be made in the presence of a representative of the Fire Prevention Bureau.

No valves, risers, or other material portions of any standpipe (fire lines) equipment shall be covered or permanently concealed until tested and approved, in writing, by the Bureau of Fire Prevention.

When entirely completed in accordance with the approved plans, and as per test herein provided for, application shall be made to the Bureau of Fire Prevention for inspection of the completed installation. When the standpipe equipment is approved, the applicant will be so advised, in writing, by the Bureau of Fire Prevention.

When deemed necessary by the Fire Commissioner, sectional diagrams of the standpipe (fire line) equipment in buildings of large area or height, not more than three in number and printed on cloth in size not less than $8\frac{1}{2}$ x 11 in., shall be filed by the applicant for the use of fire companies in the district in which the premises are located.

Rule 3. STANDPIPE-FIRE LINE CERTIFICATE. The engineer, superintendent or persons in charge of the standpipe-fire line system in all buildings exceeding eighty-five feet in height shall be registered, and submit to an examination in the Fire Department. Upon evidence of fitness to properly operate and maintain the standpipe system he shall be granted a Certificate to that effect. The certificate shall contain the full name and a small photograph of the holder.

Day and night service shall be maintained in all buildings exceeding 250 ft. in height in which there is a fire pump.

Theatre buildings provided with fire pumps shall have at least one certified operator on duty during every performance. Buildings of large areas, industrial plants, amuse-

ment parks, etc., shall have at least one certified operator on duty when deemed necessary by the fire commissioner.

Rule 4. MONTHLY INSPECTION. All valves, hose, tools and other auxiliary fire appliances shall be kept in perfect working order, and at least once a month the person holding certificate of fitness shall make a thorough inspection of all the fire appliances to see that they are in perfect working order and ready for immediate use by the Fire Department. Fire pumps shall be tested every 30 days by the person holding the certificate of fitness.

He shall also instruct all employees under his charge in the use and practice of all auxiliary fire appliances. A detailed record of each inspection shall be kept on the premises for examination by a representative of the Fire Department.

All standpipe equipment in buildings exceeding 85 ft. in height shall be subject to a flow test with a pressure of not less than 50 lbs. at the top floor outlet, at least once in every two years, test to be conducted in the presence of a representative of the Fire Department.

Rule 5. APPROVED DEVICES. All devices approved for use in new standpipe fire line equipments shall bear the manufacturer's name and the date of and the number of the approval. Certified copies of the approval, working drawings and photographs of the device approved, shall be submitted to the administrative authority having jurisdiction for preservation as records and reference data.

Rule 6. ELEVATOR IN READINESS. In every building exceeding 150 feet in height at least one passenger elevator and in buildings in course of construction a hoist or elevator shall be kept in readiness for immediate use by the Fire Department during all hours of the night and day, including holidays and Sundays, and a man competent to operate the elevator shall be present at all times.

Rule 7. AREA OF BUILDINGS. For the application of Section 581 of Chapter 5 of the Code of Ordinances the area of a building shall be taken as the area within the exterior walls, or the area between fire walls.

When the fire walls are constructed in accordance with Section 371, Chapter 5 of the Code of Ordinances, and all openings are protected on both sides of fire wall or walls with automatic fireproof self-closing doors, the area within such fire walls or exterior walls and a fire wall, shall be considered a separate building.

Rule 8. HEIGHT. The term "height" as applied to a building or structure, as described in Chapter 5, Code of Ordinances, means the vertical distance measured in a straight line from the curb level, to the highest point of the roof beams in the case of flat roofs, and to the average height of gable in case of roofs having a pitch of more than 20 degrees with a horizontal plane.

Rule 9. STANDPIPE EQUIPMENT shall consist of a system of piping connected to one or more approved sources of water supply and provided with sufficient number of hose outlets and hose located as hereinafter set forth, to make possible the covering of every portion of each floor area with a standpipe hose stream, except that where the 1st story or basement or both are occupied as stores without connection or communication with the entrance hall or stair enclosure to upper stories, the Fire Commissioner may permit the omission of standpipe protection in such stores and, if so omitted, may prescribe such portable protection as he may deem necessary. Cellars, sub-cellars, basements, etc., shall be protected in the same manner as the stories above.

RULES

Every standpipe (fire line) equipment shall be a Standard Wet System, except as hereinafter provided for:

(a) In any building not exceeding 40 feet in height, and 20,000 sq. ft. in area, a four-inch street supply system having one four (4) inch direct connection to a street main fed two ways or having one 4-in. direct connection to each of the two street mains on two street fronts, each main so fed that the shutting off of one main will not interfere with the supply of the other main, may be installed, provided there is a sufficient pressure in the street main or mains to maintain a minimum of twenty-five (25) pounds per square inch static pressure at the highest hose outlet.

Evidence establishing the fact that water main conditions and pressures are as required shall be submitted to the Fire Department.

Rule 10. CLASSIFICATION OF STANDPIPE-FIRE LINE EQUIPMENTS. For the purpose of these rules standpipe equipments shall be classified as:

(a) Standard Wet System in which the pipes are of sizes as specified in Section 581 of the Building Code, and in which the system is at all times filled with water from at least one standard source of supply.

(b) Four-inch street connection system, in which the pipes are of sizes as specified in Section 581 of the Building Code and the system is at all times filled with water from one or more 4-in. diameter direct connections to public water mains in the street.

(c) Automatic dry systems, in which the pipes are of sizes as specified in Section 581 of the Building Code, and are normally dry, the system being connected to a source of water supply controlled by an automatic dry pipe valve as defined elsewhere in these rules.

Rule 11. TANKS ABOVE ROOF. Construction shall be as per Section 428 of the Building Code and tank structure and supports shall be approved by the Superintendent of Buildings. The covers of all unenclosed standpipe tanks shall be conical in shape and protected with a type of roofing approved by the Superintendent of Buildings.

Rule 12. RESERVE FOR STANDPIPE. Gravity roof tanks, except as otherwise required by Rule 83, shall contain not less than 3,500 gallons of water at all times, reserved solely for standpipe fire line purposes.

When a gravity tank is to be used for both standpipe and house supply, the connection for the latter shall be made through the side of the tank above the level of the required standpipe reserve. This type of house and standpipe supply tank is preferred and recommended.

When two gravity tanks are used, one for standpipe fire line service and the other for the house supply, the house supply tank may be so arranged that it can only be filled by an overflow from the tank used for standpipe fire line purposes.

Rule 13. STANDPIPE AND SPRINKLER SUPPLIES. Standpipe and sprinkler supply shall not be taken from one tank unless there is available 5,000 gallons of water for the standpipe system which shall be in excess of the amount of water required for the sprinkler system. Standpipe supply shall be taken from the uppermost portion, and through the side of the tank, or through the bottom, provided that portion of the pipe within the tank is of brass or other non-corroding material.

Rule 14. BUILDINGS IN GROUP UNDER THE SAME OWNERSHIP AND OPERATION:

One gravity tank of at least 5,000 gallons water capacity to supply the largest unit of a group of separate and distinct buildings operating under one ownership, and located at such elevation that the bottom of the tank will be at least 20 feet above the roof of the highest building of the group, will be accepted as an adequate tank supply for the entire standpipe equipment, provided a dead riser is carried down from the bottom of the tank to an underground header system having a Post Indicator control valve for each building

unit, the P. I. valves to be located as the Fire Commissioner may direct.

Rule 15. UNDERGROUND PIPING. All underground piping shall be extra heavy cast iron installed in accordance with the standard specifications of the American Water Works Association: for 4-inch lines Class C requirements shall be used, 6-inch Class D, 8-inch Class E.

Rule 16. ADDITIONAL TANKS. When, in his opinion, the area covered is excessive or the occupancy is such that an unusual fire hazard is introduced, the Fire Commissioner may require additional protection in the nature of additional tank or tanks located remote from any other standpipe tank, or additional water supply in the main gravity tank, or a fire pump and suction tank of size and capacity to be determined by the Fire Commissioner or the Board of Standards and Appeals, or a combination of any of the foregoing supplies.

Rule 17. STANDARD SOURCE OF SUPPLY. Gravity tank located so that the bottom of same will be not less than 20 feet above the roof level and of a capacity as stated elsewhere in these rules and directly connected with the standpipe equipment by pipes of the same diameter as that of the largest riser.

Rule 18. TANK FEED. Tanks shall not be fed through the standpipe fire line, but shall be fed through a separate line at least 2 inches in diameter, discharging into the top of each tank above the overflow level through the side or through the bottom, that portion of the pipe within the tank to be of brass or bronze. An electric or steam pump of sufficient capacity to deliver at least 65 gallons of water per minute at the tank shall be provided, or if the pressure in the service line is sufficient and the plumbing is such that a minimum of 65 gallons of water per minute may be delivered to the tank, connection to the house water service main in the basement, cellar or lowest story may be used instead of pump.

The sprinkler and standpipe tanks may be fed from a common source of supply, either a pump or a direct service main connection, when a ball (float) valve is provided for each tank. Floats shall be of copper.

Rule 19. OVERFLOW. An overflow of diameter at least as large as that of the fill line shall be provided for each roof standpipe tank. The overflow line from all intermediate tanks shall be at least 6 inches in diameter. It may be run through the bottom of the tank, provided it is of brass or bronze and has no joint inside of the tank, otherwise it must be brought through the side of the tank, 3 inches below the top (of sides). Overflows shall terminate in a 90 degree elbow not more than 24 inches above the roof.

Rule 20. EMERGENCY DRAIN. There shall be provided for each tank an emergency drain not less than 4 inches in diameter connected directly to the bottom of the tank or to the standpipe supply line above the tank check, and terminating not less than 30 inches nor more than 4 feet above the roof in a horizontal run. Emergency drain shall be provided with a 4-inch O. S. & Y. gate valve located in a readily accessible position not more than 4 feet above the roof.

Rule 21. ELEVATION OF TANK. The bottom of each gravity tank used for standpipe fire line supply shall be at least 20 feet above the level of the roof. When the area of a pent house exceeds 50% of the roof area or when it exceeds an area of 2,500 sq. ft., the bottom of the tank shall be required to be not less than 20 ft. above the level of the pent house roof. In existing standpipe equipment the bottom of the gravity standpipe tank shall not be required to be more than 20 feet above the outlet in the highest story.

Rule 22. PYRAMID OR TOWER ROOFS. Where the roof of the building is designed so as to finish in a

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pyramid or tower form, the gravity tank shall be elevated as high as practicable, within the pyramid or tower. Provided, however, that in all cases, the gravity tank is not less than twenty (20) feet above the hose outlet in any room or space occupied other than for tank houses, elevator machinery or machine shop for repairing elevator machinery. Fire appliances, as may be required by the Fire Commissioner, shall be provided in such tank houses, elevator machine rooms, etc.

Rule 23. **ACCESS TO TANK.** Access to the top of each standpipe tank shall be provided by means of an iron gooseneck ladder of substantial construction and rigidly braced. Access to the tanks on theatre building shall be from the stage level to the roof by means of double-rung ladders set at an angle of not more than 70°, with intermediate landings every 12 ft. or less.

Rule 24. **HIGH AND LOW WATER ALARM.** Every gravity tank hereafter installed for standpipe fire line purposes shall be equipped with an electric closed circuit high and low alarm as provided under Rule 88, in order that it may be determined at any time whether or not the required standpipe reserve is in the tank, except when the house supply is taken from the tank, or where the house supply tank can only be filled from an overflow of the standpipe fire line reserve tank, a high and low alarm need not be provided when an automatic tank filling pump is installed.

Rule 25. **CHECK VALVE.** There shall be provided in a horizontal run of pipe in the top story stair enclosure or in a heated enclosure on the main roof, in the line connecting the standpipe tank with the standpipe riser, an approved type swing check valve opening downstream toward riser, except that where a siamese connection has been omitted, under these rules, no check valve shall be required. An O. S. & Y. gate valve shall be provided on each side of the check valve and shall be sealed open in an approved manner.

Rule 26. **HEATING OF TANKS.** All tanks used for standpipe supply purposes shall be heated by means of steam supplied through a brass coil with brass fittings and of a type and radiating surface as prescribed by the Board of Standards and Appeals. The heater shall be fed through a 1¼-inch steam line with a 1-inch return, separately trapped. The water in the tank shall be maintained at a temperature above 40° F.

Tanks in hotels, hospitals, institutes or similar buildings using the tank supply seven days a week supplying both standpipe and house service lines shall not require heating. If in an adequately heated enclosure, interior heating of tanks shall not be required.

Rule 27. **LOWEST SUCTION TANKS.** Tanks shall have at least 10,000 gallon effective water capacity as specified in Schedule A, reserved for the lowest fire pump use exclusively and shall be constructed of steel or reinforced concrete, located below the grade, or lowest story, if there is no cellar under the building. The Fire Commissioner may permit suction tanks to be located in a separate enclosure or building provided they are accessible and when, in his judgment, such location will be more practicable. House supply tanks may be connected to the fire pump suction line, provided an O. S. & Y. gate valve, sealed closed, shall be provided on such house supply lines.

Rule 28. **LOWEST TANK SUPPLY.** The lowest suction tanks shall be fed by a connection at least 4 inches in diameter taken directly and independently from the public street main. The supply shall be not less than 750 gallons a minute, and shall enter the suction tank above the top or through the side near the top of the tank and shall be controlled by suitable bronze ball cock and copper float.

Rule 29. **SUPPORT FOR TANKS.** Tanks of more than 500 gallons capacity hereafter placed in or on any building shall be supported on masonry, reinforced concrete or steel construction of sufficient strength and carried to a proper foundation as provided for in section 428, Chapter 5 of the Code of Ordinances.

Rule 30. **INTERMEDIATE TANKS.** The location of intermediate tanks hereafter installed shall be determined

and directed by the Fire Commissioner and as prescribed in Schedule A. Each such tank shall have at least 5,000 gallons of water reserved exclusively for fire line and pump purposes. The bottom of each tank shall be at least 20 feet above the highest outlet supplied therefrom. The method of water supply to tanks, the overflow, the high and low water alarm, the emergency drain, etc., shall be as prescribed for tanks above the roof except that the overflow and emergency drain shall be connected to the drainage system of the building or discharge on intermediate levels.

The connection of the tank to the system shall be as hereinafter set forth:

Piping of the same diameter as the riser shall connect the tank with the riser of the portion of equipment supplied from that tank and in this connecting line in a horizontal run there shall be placed an approved swing check valve opening downward, and two O. S. & Y. gate valves, one at each side of the check valve. Each tank section shall be directly connected to the tank section above by means of piping of the same diameter as that of the largest riser and in a horizontal connecting line shall be provided an approved swing check valve opening upward, with an O. S. & Y. gate valve, at each side of the check valve, in order that water pumped into the siamese connection may enter the entire equipment of the building, and that each tank will supply only its portion of the system.

Rule 31. **VALVES.** All valves controlling standpipe water supply except valves at hose outlets shall be iron body brass mounted, or cast steel designed in accordance with specifications of the American Society of Mechanical Engineers, gate valves shall be of Outside Stem & Yoke type, and shall be located in an accessible position. All emergency control valves 6 inch and larger shall be of the by-pass type.

Rule 32. **PIPING. Materials of Construction.** All new piping for standpipe fire lines shall be of genuine full weight wrought iron or steel and properly tested by the manufacturer to withstand the required water working pressures. All pipes shall be lapwelded. Where working pressures are in excess of 150 lbs. to the square inch extra heavy cast iron, malleable iron or cast steel valves, and fittings constructed in accordance with the specifications of the American Society of Mechanical Engineers, able to withstand the required water working pressure shall be provided. The standard weight fittings and valves may be used where the pressure is not more than 150 lbs. per sq. in. Fittings in horizontal runs shall have long turns. All underground piping shall be of extra heavy cast iron as required by Rule 15.

The water working pressure on piping, valves and fittings shall be determined by the total head of water plus 50 pounds at the top floor hose outlet plus a factor of safety of at least 50 per cent. Specifications as to the construction and water working pressure of all piping, valves and fittings shall be marked on plans filed with fire commissioner.

Rule 33. **CONSTRUCTION.** Each standpipe fire line riser shall be supported at the bottom and at every other (alternate) story, and shall be properly braced. Horizontal lines shall be supported by standard heavy wrought or malleable iron hangers attached to or extending around and over floor beams at intervals of not more than 8 ft., and at more frequent intervals if deemed necessary by the Fire Commissioner and shall be securely braced to withstand vibration. Hangers may be supported by straps or bars extending over and around bars of at least 1 in. in diameter and 12 in. in length embedded in concrete floors parallel to and at least 2 in. from the undersurface or by approved malleable iron concrete inserts. The arrangement of lines must be straight and as direct as practicable. Offsets will be permitted only when unavoidable or where necessary to install horizontal check valves. Except where flange fittings and pipes are permitted elsewhere in this rule, all joints shall be screwed joints made up thoroughly water tight with red lead, litharge and glycerine, or compressed graphite lead and boiled linseed oil, or any joint compound that shall be approved by the Board of Standards and Appeals.

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In horizontal runs of piping of standpipe fire line systems, if larger than 4 in. in diameter, fittings and valves may be of the flange type, provided flange faces are machined true and smooth and do not show rings, sand holes or other imperfections. All joints shall be provided with proper copper gaskets.

All standpipe (fire line) equipments shall be installed in a workmanlike manner.

Rule 34. PROTECTION OF FIRE LINES. Standpipe lines when not located within a fire protected stair enclosure shall be protected against interior fire damage by means of at least one inch asbestos covering, or a covering of expanded metal lath and three-quarters inch Portland cement plaster or by a 2 in. terra cotta block encasement.

Rule 35. FROST PROTECTION. Standpipe lines shall be properly protected from freezing in the following manner:

One wrapping of tar paper equivalent to Asphalt Saturated Wool Felt paper weighing 12 lbs. per 100 sq. ft.

Three (3) layers of standard 1 in. high grade "long cows' hair" felt interposed and covered with one (1) layer of builders' paper equivalent to red rosin sized sheathing paper weighing 40 lbs. per 500 sq. ft.

One (1) covering of 8 oz. canvas, painted with two (2) coats of waterproof paint.

All wrappings to be independently applied and securely fastened in place with heavy jute twine. Circumferential and longitudinal joints to have at least a 2 in. lap staggered with adjacent layers and opposing leakage to the hair felt.

In groups of pipes each water pipe is to be wrapped separately with the tar paper, but subsequent layers of felt and paper may be applied collectively if space does not permit of individual wrapping.

Where a heating pipe is one of the group, the wrapping should be applied so that the hot line would serve all pipes in the enclosure. The initial wrapping of tar paper around each water pipe should be applied with laps down and the whole group wrapped with tar paper with laps up. If due to the position of the hot line sufficient air space would not insulate the hair felt, then protection to be effected by suitable separators, or a wrapping of asbestos paper instead of the tar paper around the group.

On vertical pipes particular provision to be made to prevent slipping and tearing of insulation due to its weight.

To prevent slipping away of insulation at point of entrance of pipes into a tank, and to shed leakage from slip joints, a 16 oz. duck to be provided, doubled and securely fastened to bottom of the tank overlapping inside and outside the insulation of the group for a distance of 18 in. below the tank. This duck to be well coated with paint. Loose hair felt to be packed about connection at tank bottom to safeguard against settling.

Rule 36. NUMBER OF RISERS. Each building fronting on more than one street shall have at least one riser for each street front. For the application of this rule a corner building shall not be considered as facing on more than one street when it is on but one corner. In all cases regardless of area or location there shall be a sufficient number of risers, so that any portion of each floor area may be covered by the stream from a standpipe hose not exceeding 100 ft. in length.

Rule 37. FIRE TOWER RISER. Each standpipe riser shall be located within a stair enclosure and one riser must be located in main stairway or fire tower.

Where impracticable to locate a riser within the stair enclosure, the Fire Commissioner may permit it to be located immediately adjacent to a stair enclosure, public corridor or other suitable place.

Rule 38. HOSE STREAM ALLOWANCE. Not more than 10 feet will be allowed for the throw of hose stream, except where the static pressure at the hose outlet is 15 lbs. or more, when 20 ft. will be allowed.

Rule 39. SIZE OF CROSS-CONNECTION. Where there are two or more risers in a standpipe (fire line) equipment, all risers shall be cross-connected by piping of a diameter at least equal to the diameter of the largest riser, but in no case shall the cross-connection be less than five inches.

Rule 40. FIRE PUMPS. Where Required:

(a) In every building hereafter erected exceeding 250 ft. in height, as described in Schedule A, an electric centrifugal fire pump shall be kept in readiness for immediate use of the Fire Department during all hours of the night and day, including Sundays and holidays.

Rule 41. ARRANGEMENT AND SUPPLY OF FIRE PUMPS. Fire pumps shall be connected to the standpipe systems and have a capacity of 750 gallons of water per minute at a pressure of from 50 to 80 lbs. at uppermost hose outlet, fed from such pumps. Fire pumps shall draw from steel or reinforced concrete suction tanks. For the purpose of testing fire pumps a 4 in. diameter branch shall be taken from the discharge line at the pump side of the check valve and run to the suction tank over the side or through the side above the overflow level. From this branch there shall be taken a 4 in. line with an approved type pressure relief valve, extending to the tank in a manner similar to that of the 4 in. test line. In the 4 in. test line between the 4 in. relief branch and the tank there shall be placed an O. S. & Y. gate valve, which shall be kept closed except during a test of the fire pump. In the line from the fire pump to the standpipe risers and beyond the test branch there shall be placed an approved type check valve in a horizontal position and also an O. S. & Y. gate valve, the latter to be open except when the fire pump is undergoing test. A pressure gauge shall be provided and connected to the discharge line of the pump.

The piping connecting discharge from fire pumps shall be of same diameter as the main riser.

Rule 42. NUMBER AND LOCATION OF FIRE PUMPS.

SCHEDULE A

Height from Uppermost Hose Outlet to grade*	Total No. of Pumps Required	Approximate Location of Pumps			
		1st Pump	2nd Pump	3rd Pump	4th Pump
250' to 400'	1	Below grade level			
401' to 500'	2	Below grade level	200' to 250'		
501' to 600'	2	Below grade level	250' to 300'		
601' to 700'	3	Below grade level	200' to 250'	400' to 500'	
701' to 800'	3	Below grade level	250' to 300'	500' to 600'	
801' to 900'	4	Below grade level	200' to 250'	400' to 500'	600' to 750'
901' to 1000'	4	Below grade level	250'	500'	750'

* The uppermost hose outlet shall not include pent house outlet.

Rule 43. FIRE PUMPS IN BUILDINGS EXCEEDING 1,000 FEET. All buildings exceeding 1,000 feet from grade level to uppermost hose outlet shall be provided with a fire pump for every 250 feet of elevation above the centre line of the lowest pump.

Rule 44. TANK CAPACITIES. Suction tanks supplying the first or lowest pump shall contain not less than 10,000 gallons reserved for fire pump. Intermediate tanks and uppermost supply tanks for buildings between 250 and 400 ft. as described in above schedule shall contain not less than 5,000 gallons reserved for fire pump. Uppermost supply tanks on all other buildings shall contain not less than 3,500 gallons reserve for standpipe fire line. Suction tanks shall be of the open type.

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Rule 45. TANK STRAINERS. All supply tanks shall be provided with bronze strainers at pump and riser intake lines.

Rule 46. CENTRIFUGAL FIRE PUMPS. Fire pumps installed under these rules shall have a capacity of 750 G. P. M. and shall be of the multi-stage motor driven Centrifugal type designed, constructed and installed to render the highest possible efficient and reliable fire service.

The pump shall be located in a room of fireproof construction, properly ventilated, lighted and drained, enclosed in eight (8) inch brick or concrete walls with approved fire doors at openings and with fireproof floor and ceiling construction. If located in the lowest story of the building, the pump shall be placed on a foundation not less than one (1) foot in height. The pump room shall be readily accessible with safe egress for the attendant.

The pumping equipment shall be adaptable for heavy duty service having all parts of ample strength with liberal water passage and all working parts exposed to corrosion of phosphor bronze.

The pumps shall be fitted with fire fittings consisting of capacity name plate, pressure gauges, relief valves, hose manifold and three (3) approved $2\frac{1}{2}$ in. hose valves with Standard Fire Department male threads. Fire pumps shall take suction supply under a head of water and in no case shall there be less than six (6) feet between water level in tank and centre line of pump.

The pump specifications shall be within the uniform requirements of "The National Standard" as adopted by the following associations:

Associated Factory Mutual Companies,
National Board of Fire Underwriters,
or as approved by the Board of Standards and Appeals.

Fire pumps to be designed to operate at not less than five (5) pre-determined speeds to give five (5) pre-determined pressures which will insure a maximum pressure of 80 lbs. and a minimum pressure of 50 lbs. throughout the building.

Fire pump equipment shall be so designed that it will operate normally at least five (5) speeds to provide a minimum of 50 lbs. pressure, and where more than one pump is required it shall be capable of pumping to the level of the next highest pump station in case of breakdown of intermediate pumping unit.

To provide for this standby service the fire pump shall run at nine (9) pre-determined speeds, namely, five (5) for continuous service and four (4) for standby service.

Rule 47. GENERAL SPECIFICATIONS. Pumping equipment shall be free from defects in design, workmanship and material and shall give proper and continuous operation under the conditions of service specified and shall be subject to approval of the Board of Standards and Appeals.

Materials entering into construction of this equipment shall be the best quality of their respective kinds and all parts shall be amply proportioned so as to be adaptable for heavy duty service.

CASING: Casing shall be of close grained cast iron and divided horizontally, and having suction and discharge connections in the lower half, so that the top casing can be removed without breaking water connections. Casing shall have in addition to flange bolts, additional heavy bolts inside of flange to prevent leakage between stages. Casing shall be tested and guaranteed to withstand pressure 50% in excess of working pressure.

SHAFT: Shaft shall be made of best grade nickel steel and shall be ground all over to close limits and a high finish.

IMPELLERS: Impellers shall be of the enclosed type of best grade of phosphor bronze finished all over.

WEARING RINGS: Shall be of phosphor bronze and of renewable labyrinth or other equal type. Impeller wearing rings shall be securely attached to impeller, and casing ring shall be securely locked in the casing.

SHAFT SLEEVES: Shaft sleeves shall be of bronze and extend through stuffing boxes to protect the shaft from corrosion and wear from the packing.

BEARINGS: Bearing brackets shall be of the best grade of close grained cast iron and securely bolted to the lower half of the casing.

Bearing brackets shall contain cast iron bearings lined with high grade babbitt and shall be removable. Each bearing shall be equipped with two oil rings to insure proper lubrication.

COUPLING: Coupling shall be of best grade cast iron finished all over and keyed to shaft. The two halves shall be connected by coupling pins, transmitting power through rubber bushings, vulcanized on steel sleeves.

STUFFING BOXES: Stuffing boxes shall be of sufficient depth to prevent excessive leakage and shall contain water seal rings of bronze.

PACKING: Packing shall be held in place by bronze glands horizontally split and bolted together.

BED PLATE: Bed plate shall be of cast iron of heavy box type and provided with finished pads to which the pump is bolted and doweled. Foundation bolt rings shall be drilled for foundation bolts. Jack-screw pads to be cast with bed and jack-screws furnished to assist in aligning. Bed plate shall be provided with ample drip rims, drilled and tapped for piping connections on both ends.

PAINTING: Pumps shall be painted, filled, rubbed down to an even surface and finished with a drab steel-color machine paint, and the inside of the oil reservoirs in the bearing brackets to be painted white with a special oil-resisting paint.

TESTING: Pumps shall be tested at the plant of manufacturer to prove that they can fulfill requirements of specifications and guarantees made.

Rule 48. SPECIFICATIONS FOR ELECTRICAL CONTROL AND OPERATION OF FIRE PUMPS.

MOTOR: (a) Direct-current motors must be of the shunt or cumulative compound wound types. The speed of the motor at no load must not exceed the speed at full load by more than 10%.

Alternating current motors shall be of a slip ring type that will surely start and attain full speed under the current supply conditions where pump is to be installed. Approval of fire pump installations will be contingent on proper attention being given to the features mentioned herein.

(b) With a room temperature not exceeding 40 deg. C., motors shall be designed for a temperature rise not exceeding 40 deg. C. when carrying their rated full load continuously and shall also be able to run continuously with an overload of 15% without stress and without injurious rise in the temperature. Motors shall be able to withstand under the above room temperature an overload of 25% for 2 hours or a momentary overload of 50% without injury. No electrical or mechanical weakness should develop during these tests. The rise in temperature shall be measured in accordance with the Standardization Rules of the American Institute of Electrical Engineers.

Motors shall be of such capacity that at rated voltage 115% of its full load ampere rating will not be exceeded under any conditions of pump load.

(c) Motor and control apparatus must be protected from water coming from possible leakage, or breakage of any connection at the pump or other piping in its vicinity, including hose lines which may be connected to the pump.

(d) Motor windings shall be thoroughly impregnated with an insulating compound suitable for resisting moisture.

(e) Bearing shells and caps for motors shall be of the split type on at least the driving end, to permit removal and replacement without disturbing the motor or shaft after installment.

VARIABLE SPEED CONTROL OF MOTORS shall be provided except for fire pumps in theatres as required under Rule 86. Not less than five stages of speed variation will be permitted.

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AUTOMATIC STARTERS will not be permitted except as provided for under Rule 86 (Theatres, etc.) of Standpipe Fire Line Rules.

CONTROLLING EQUIPMENT: The following specifications cover the construction and installation of controlling equipments of manually operated devices for the control of electric motors driving fire pumps.

In materials, details of construction, test and installation, except as modified or supplemented by these requirements, all parts of the equipment shall comply with Chapter 9 of the Code of Ordinances.

All equipments shall be specifically approved for fire pump controlling purposes.

DESIGN: (a) The design of all parts must be such as to secure simplicity, strength, durability and ease of operation.

(b) All parts must be mounted on one or more panels of slate, marble or other approved material, supported in a substantial manner on an iron frame, and the entire equipment must comply with the requirements for switchboards in Chapter 9 of the Code of Ordinances.

(c) All parts, such as bearings, cams and latches, the operation of which is liable to be interfered with by corrosion, must be made of phosphor bronze or similar metal, except where magnetic qualities are essential. Springs must be of phosphor bronze or similar metal, or protected against corrosion in an approved manner.

OPERATING MECHANISM: (a) The operation shall be such that the motor is directly started by a single lever, which shall be arranged to move in one direction from the initial to the final position.

(b) Electrical actuating devices will not be approved.

(c) Where direct current is used, an auxiliary field resistance shall be provided which can be used to increase the motor speed 10 per cent.

RESISTANCES: Starting resistances must be, unless inside of the motor, of the grid type, and comply with the requirements of starting duty rheostats as given in Chapter 9 of the Code of Ordinances.

OVERLOAD PROTECTION: (a) Each motor lead must be protected by a circuit-breaker. With direct current motors, leads must be protected by a single-pole circuit-breaker in each lead, or by an approved double coil, double pole circuit-breaker so designed that each pole must be closed independently of the other.

(b) Circuit-breakers to be calibrated to 400 per cent. of normal motor current.

(c) No fuses nor other overload release devices except circuit-breakers are permitted, except in instrument and pilot light leads.

WIRING: All wiring shall be installed in rigid iron conduit.

SWITCH: An approved knife switch for independent sources of supply must be provided, having one pole for each supply wire in circuit.

PILOT LAMP AND INSTRUMENTS: (a) A pilot lamp connected on the motor side of the circuit-breaker must be provided to indicate the presence of voltage on the line.

(b) A voltmeter and ammeter must be provided and suitably mounted and connected as a part of the control equipment.

MARKING: (a) A name plate must be provided giving the name of the manufacturer and the rating of the equipment in volts and amperes.

(b) All line and motor terminal connections must be suitably marked so that they can be readily identified.

CONTROL PANEL: The control panel shall be constructed of a high grade of electrical slate or marble or other approved material.

The supporting frame shall be so arranged that the bottom of the panel will not be less than 24 inches above the floor.

INSTALLATION OF APPARATUS: The control panel shall be located close to and within sight of the motor. If a pump room used for no other purpose and containing no other apparatus except the fire pump, its motor and its accessory appliances is provided, the controlling equipment shall be placed in this room.

The control panel shall be so protected that it will not be injured by water escaping from pump or connections.

Except where special permission is granted by the Fire Commissioner the controlling equipment shall be protected from mechanical injury by one of the following methods:

(a) Grille or lattice partitions so placed as to completely enclose the control panel and starter.

(b) The entire equipment of the panel and starter may be enclosed at the sides, front, back and top in a thoroughly substantial, ventilated sheet iron or steel cabinet of not less than No. 12 U. S. metal gauge in thickness with hinged doors with glass panel in front of pilot light. When panel is in a fireproof room and not subject to mechanical injury an enclosing cabinet shall not be required.

TEST OF EQUIPMENT: The entire equipment shall be subject to test and inspection by representatives of the Fire Commissioner.

POWER SUPPLY: Where the power supply can be obtained from two separate street feeders, two separate and distinct services shall be installed.

Where current is taken from an underground Edison three-wire system and the power lines are protected by approved conduit from a point where they enter the building to the control panel in the pump room, it will be considered an acceptable source of power supply.

Isolated Plant: Where the source of supply is an isolated plant located in the building an auxiliary service of sufficient capacity shall be obtained from some outside source.

Transmission Lines: (a) The lines between the power plants and the pump room must be of such number, so arranged and so located that there will be small chance of an interruption of service to the motor, due to accident to the lines. All wiring in the pump room must be in approved conduit.

Where the valves involved are large and the crippling of this pump service would seriously affect the protection of the property, at least two separate lines from the power plant or plants to the pump installation shall be provided. The lines must be run by separate routes or in such manner that a failure of both at the same time will be only a remote possibility.

(b) Each line between the power plant and pump room shall be of such size that its safe carrying capacity as given in Chapter 9 of the Code of Ordinances will not be exceeded by the load carried.

Where direct current motors are used, the voltage at the motors must not drop more than 5 per cent. below the voltage rating of the motors when the pumps are being driven at rated output, pressure and speed, and the lines between motors and power stations are carrying their peak loads.

When alternating current motors are used, the voltage at the motors under these same conditions must not drop more than 8 per cent. below the voltage rating of the motors.

(c) The overload protective devices at the power plants, and where provided at various points on the lines, must be of such rating and so set that they will open the circuit only under short circuit conditions.

Approved fuses may be used, if desired, except for the protection of the pump motor where circuit breakers are required. The fuses, however, must be of such size that an overload or short circuit at the motor or its control apparatus will not cause them to open the circuit, but instead, the circuit breaker protecting the motor.

TRANSFORMERS: Where it is necessary to install transformers they shall be installed in accordance with Chapter 9 of the Code of Ordinances.

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Rule 49. **SIGNALLING DEVICES.** All buildings where variable speed control of fire pump motors is required shall be equipped with an approved coded closed circuit signalling system. The signalling stations shall be located one on each floor at main riser. This system shall be so arranged that a coded signal can be transmitted to the pump rooms. An eight-inch gong shall be provided in all pump rooms and at such other locations as the Fire Commissioner may direct. All apparatus used in connection with the signalling system shall be of an approved type and installed as outlined in rules governing the installation of interior fire alarm systems.

At alternate signal sending stations there shall be provided an approved closed circuit strap key enclosed in a sheet metal box equipped with a paracentric Fire Department lock and approved hinges.

The strap key shall be connected in series with the box circuit of the signal sending station.

A card of instructions shall be placed in the pump room giving code numbers of signalling stations, the pressures obtainable at different speeds of the motor and such other information the Fire Commissioner may direct.

Rule 50. **RELAY STANDPIPE SYSTEM.** All buildings hereafter erected exceeding 400 ft. from grade to highest hose outlet shall be provided with an intermediate combination gravity and suction standpipe supply tank and a fire pump as required under Schedule A.

Each tank shall have at least 5,000 gallons of water reserved for the fire lines and shall be connected to fire line system as described in Rule 30 for intermediate tanks except that in addition to the requirements of Rule 30, there shall be provided a long turn by-pass 8 inches in diameter around the tank check valve and the O. S. & Y. gate valves. An 8-inch O. S. & Y. gate valve SEALED CLOSED shall be provided in the by-pass line.

Each tank shall be provided with overflow and emergency drain lines as required in Rules 19 and 20, except that such lines shall drain to roofs of set backs on building, or into house drain lines providing the house drain line or lines are equal in sum total to the sum total in diameter of the drain lines.

The fire pump shall have a capacity of not less than 750 gallons of water per minute and shall deliver through the standpipe main feed riser at a pressure not less than 50 lbs. to the square inch at the highest hose outlet fed by said pump.

All fire pumps shall be located on a raised base at least 24 inches above the floor and on the floor below the supply tank, with the suction line as direct as practicable.

The pump discharge line shall be connected to the main feed riser feeding up, and outside the horizontal tank check valve line, and the upward swinging check valve in the main riser. An O. S. & Y. gate valve shall be provided at a point between the pump discharge connection and the upward swinging check valve SEALED OPEN.

The fire pump and motor shall be located in a watertight room as close to fire tower as practicable, properly drained by a 3-inch line to house drain or scuppers in exterior wall. The electric switch controlling the motor shall be marked on panel "FIRE PUMP SWITCH" in 1 inch white letters on a red background.

Rule 51. **NUMBERING ON VALVES.** All gate valves on tanks, fire lines and pumps shall be numbered by 3-inch red metal disc with white numbers 2 inches high secured to wheel of valves.

Rule 52. **PUMP ROOM DIAGRAM.** A white and black print drawn to a scale of one-quarter inch to the foot shall be provided in a glass frame showing the tank, fire pump, all pipe lines and valves. The number of each valve shall be shown in addition to purpose of each water line.

The print shall include instructions as to method of

starting and operating pump, closing main line, gate valve and opening by-pass valve.

Rule 53. **FIRE LINE TELEPHONE.** In all buildings where a variable speed control of fire pump motors is required there shall be provided a multiple telephone system with a master telephone in each pump room, and in the main lobby and individual telephones located on alternate floors near the main fire line riser.

The operation of the system shall be such that any individual telephone may call and converse directly with any master telephone. The master telephones may call and converse directly with each master telephone.

A six-inch vibrating call bell shall be located at the master telephones.

The master telephones in pump room below grade level shall be equipped with a loud speaking receiver so that the voice can be clearly and audibly heard at a distance of not less than fifteen feet from the receiver.

WIRING: The wiring for the telephone system shall not be smaller than No. 18 rubber covered wire installed in rigid iron conduit. The conduit system shall contain no conductors other than fire line telephone conductors.

The fire line telephone system shall be properly maintained and ready for use by the Fire Department at all times.

Rule 54. **MAIN LINE EMERGENCY CONTROL VALVES IN BUILDINGS OVER 400 FEET IN HEIGHT** (per Schedule A). At the base of the main feed riser or below the hose outlet valves on the first story; at each pump room elevation, and at each approximate one-third the height above the fire pump elevations and the pump or roof tank next above, there shall be provided O. S. & Y. emergency control valves in the main feed riser properly numbered and shown on the fire pump blue print heretofore described.

Rule 55. **EMERGENCY TOOL BOX.** Where fire pumps are required under these rules there shall be provided in each pump room an emergency fire department tool box, painted a fire department red, with 3-inch white letters reading, "Emergency fire line tool box." The box shall be secured to the wall and be fitted with a fire department lock and contain the following:

- 1—3-foot Stillson wrench.
- 4—2½-inch plugs with pipe threads.
- 4—2½-inch caps with hose threads.
- 2—Spanner wrenches of Fire Department pattern.
- 4—2½-inch double female hose connections, with Fire Department threads.

Rule 56. **EMERGENCY AND TESTING HOSE.** Where fire pumps are required under these rules there shall be provided in each pump room not less than two 50-foot lengths of rubber lined 2½-inch hose, of Fire Department quality, and one 1½-inch nozzle of controlling type. All couplings to be of Fire Department pattern and threads. Hose shall be supported by hooks secured to enclosure walls of pump room.

Rule 57. **LOCATION OF LOWER FIRE PUMP IN RELATION TO HORIZONTAL LINE CONTROL VALVES.** In a single main riser system the fire pump discharge line to riser shall be as short as practicable.

In a two (2) main riser system the pump discharge line to cross connection shall be located between the two risers. An emergency gate valve of the O. S. & Y. type, sealed open, shall be provided in the cross-connection on each side of the discharge line connection.

In a three (3) main riser system the pump discharge line shall be connected to the cross-connection on each side of the central riser. Three (3) emergency gate valves as above shall be provided as follows: One (1) at the base of the central main riser and one (1) on each side of the discharge line connection on the riser side.

In a four (4) main riser system the pump discharge line to the cross-connection shall be centrally located so as to

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provide two risers on each side of pump connection. An emergency gate valve shall be provided in the cross-connection on each side of the discharge connection.

In a five (5) main riser system the pump discharge line shall be connected on each side of the third, or central riser, and shall be provided with gate valves located as described in a 3 riser system.

In a six (6) main riser system the pump discharge line shall be centrally located so as to provide three risers on each side of pump connection and shall be provided with gate valves located as described in a two and four riser system.

For the purpose of this rule a main riser is any vertical riser other than a branch riser with not more than three (3) hose outlets above the cross-connection.

Rule 58. EMERGENCY SAFEGUARDS. For the purpose of prolonging the use of the standpipe fire lines in case of failure or break, it is necessary to provide and properly locate emergency gate valves of the O. S. & Y. type as follows:

Rule 59. EMERGENCY VERTICAL LINE CONTROL VALVES. All standpipe fire line systems hereafter installed in buildings over four (4) stories or 50 ft. in height, and up to 400 ft., as described in Schedule B, shall be provided for as follows: In each riser an O. S. & Y. gate valve shall be provided below the first story hose outlet. If the interior stairway extends from hallway on first story to cellar the gate valve shall be located within the stairway enclosure below the first story level.

A two-way 2½-inch hose outlet tee with two 2½-inch approved valves, one of which may be capped, shall be provided in all main risers 6 ft. to 7 ft. above floor or stair landing level of first story with the O. S. & Y. control valve below the outlet tee.

Where a single main riser system or a main riser feed system is installed and the uppermost hose outlet exceeds 150 ft. above grade level there shall be provided in each riser O. S. & Y. gate valves, in addition to the gate valve below the first story hose outlet at approximately the level above grade hereafter specified.

SCHEDULE B

Height from Uppermost Hose Outlet to Grade	Total Number of Valves Required	Approximate Location of Valves Above Grade					
		1st Valve	2nd Valve	3rd Valve	4th Valve	5th Valve	6th Valve
150' to 200'	2 to 3	Below the 1 st sty. outlet	75'	150'			
200' to 250'	2 to 3	"	75'	150'			
250' to 300'	3 to 4	"	75'	150'	225'		
300' to 400'	4 to 5	"	75'	150'	225'	300'	

Rule 60. UPPER CROSS-CONNECTION EMERGENCY CONTROL VALVES. When a two (2) main riser system is installed there shall be provided O. S. & Y. emergency gate valves between the risers in each cross-section, located within the stairway enclosure when practicable, or as near the door to main stairway of fire tower as practicable, and where the uppermost hose outlet exceeds 150 ft. above grade, the risers shall be provided with O. S. & Y. gate valves as described in Schedule B.

Where a three (3) main riser system is installed there shall be provided O. S. & Y. gate valves between any two of the risers in each cross-connection and one in the central riser at each cross-connection.

Where a four (4) main riser system is installed there shall be provided O. S. & Y. gate valves in each cross-connection between the 2 central risers, so as to provide 2 risers on each side of control valves.

Where a five (5) main riser system is installed there shall be provided O. S. & Y. gate valves between the second and third central riser in each cross-connection and one in the central riser at each cross-connection as described in a 3 riser system.

Where a six (6) main riser system is installed there shall be provided O. S. & Y. gate valves centrally located in each cross-connection so as to provide 3 risers on each side of gate valve—as described in a two and four riser system.

Rule 61. LOWEST CROSS-CONNECTION CONTROL VALVES. When the building is provided with a fire pump as required by the Rules the gate valves required in the lowest cross-connection shall be located as described under location of Fire Pumps and Horizontal Line control valves.

Rule 62. FIRE TOWER RISER. Where the building is provided with an exterior enclosed fireproof stairway or fire tower the main riser shall be installed in such stairway and properly protected from freezing in accordance with these rules unless stairway is adequately heated.

Rule 63. VALVE SEALED OPEN. All O. S. & Y. gate valves shall be located in an accessible position and be sealed open in an approved manner.

Rule 64. LADDERS TO VALVES. Where the gate valve is more than 7 ft. above any floor or stair landing a single rung iron ladder with ½-inch rungs and not less than 10 inches between strings shall be provided at each gate valve properly secured at top and bottom.

Rule 65. VALVE SIGNS. Where the gate valves on the upper cross-connections are not located in the stair enclosure, a sign with red background and white letters not less than 3 inches high shall be painted on the face of the wall within the stairway enclosure on the story where the gate valve is located, which shall read as follows: "STANDPIPE CONTROL VALVE NO. 0 IN LOFT."

Where a standpipe riser is located in a fire tower a sign with red background and 3-inch letters as above shall be painted on the wall at fire tower exit door, which shall read: "STANDPIPE IN TOWER," except on that story on which the emergency control valve is located, there the sign shall read: "STANDPIPE CONTROL VALVE NO. 0 IN TOWER."

Rule 66. VALVES NUMBERED. All emergency control valves shall be numbered by means of a metal disc not less than 3 inches in diameter painted red with a white number not less than 2 inches high and shall be secured to wheel of valve by chain or metal clamp.

Rule 67. FIRE LINES PAINTED. All standpipe lines not located within a stairway enclosure or public corridor and including the siamese connection street riser wall collars and caps shall be painted a Fire Department red.

Rule 68. SIAMESE CONNECTIONS FOR FIRE DEPARTMENT USE. Each standpipe system shall be provided with one or more approved type 3 inch x 3 inch inlet siamese connections for use by the Fire Department as hereinafter set forth. When a building faces on but one street and has a frontage of less than 250 ft. and requires but one four (4) inch diameter standpipe riser one siamese connection shall be provided; where the street frontage exceeds 200 ft. in length and requires but two four (4) inch diameter standpipe risers two siamese connections shall be provided for each 200 ft. of street frontage or fraction thereof. Buildings exceeding 250 ft. in height shall have not less than two siamese steamer connections for each riser and buildings not more than 250 ft. in height shall have at least one siamese connection for each 6 inch riser. Buildings having frontages on more than one street shall have a siamese connection on each street front when the frontage is not continuous but in all cases where more than one siamese connection is required they shall be properly distributed, and not grouped, as the Fire Commissioner may direct.

Rule 69. SIAMESE HEADERS. Siamese headers shall be independent of each other and lead, as direct as

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practicable, to riser or cross-connection header. There shall be at least 2 siamese for every 8-inch riser and at least 1 siamese for every 4 or 6 inch riser. Where there are more than one riser, the siamese headers shall divide on each side of any emergency control valve in the cross-connection, and such headers shall be equal in sum total to the sum total of all risers on either side of the emergency control valves.

No siamese header shall be larger than 6 inches. Siamese risers, when extending through sidewalk, shall be of bronze or fitted with a brass sleeve, packed with a waterproof compound between sleeve and riser.

Rule 70. SIAMESE OMITTED. Any building, other than theatre with stage, not over 45 feet in height shall not be required to have a siamese connection except when such building is on a water-front or when it is one of a group of buildings and has a cross-connection to the standpipe equipment in one or more of the other buildings.

Rule 71. LOCATION. Each siamese connection placed on the street front of a building shall be located not less than 18 inches and not more than 36 inches above the sidewalk level and shall be set in a horizontal position and shall be readily accessible for Fire Department use. Each siamese shall have cast in the body on top or on wall plate, in letters at least 1 inch in length and not less than $\frac{1}{8}$ inch in depth, the word "STANDPIPE."

The piping connecting the siamese with the standpipe equipment proper shall be not less than 5 in. in diameter where there are two or more 4 in. risers and not less than 6 in. in diameter for risers of 6 and 8 in. diameter. When there is but one 4 in. riser, connection from siamese may be 4 in. in diameter.

Rule 72. SIAMESE CHECK AND DRIP. In each line between the siamese connection and the standpipe system there shall be placed an approved type swing check valve located where practicable within 10 feet from the building wall. Between the siamese and its check valve there shall be placed a $\frac{3}{4}$ -inch automatic ball drip of an approved type which will close under a pressure of not more than 7 lbs. per square inch.

Rule 73. SIAMESE CONNECTIONS FOR FIRE-BOAT USE, EXCEPT WHERE THE SOURCE OF SUPPLY IS FROM THE STREET MAIN DIRECT. Siamese connection on piers or warehouses, etc., intended for fireboat use exclusively shall be $3\frac{1}{2}$ in. x $3\frac{1}{2}$ in. at inlets with Fire Department female thread. Between siamese and the system proper there shall be an approved type swing check valve, and between the check valve and the siamese either a $\frac{1}{2}$ -in. open drip without valve or cock, or a $\frac{3}{4}$ -in. automatic ball drip of approved type closing under a pressure of not more than 7 lbs. per sq. inch. Where systems have both fireboat and shore siamese the shore siamese shall have male connections and shall be without clappers, but shall have on each inlet a 3 in. gate valve with Fire Department male thread for hose connection. Check valve shall not be provided for the land end siamese.

Rule 74. HOSE OUTLETS. When practicable all hose outlets shall be placed within a stair enclosure. They shall be $2\frac{1}{2}$ in. in diameter, set not less than 5 ft. nor more than 6 ft. above the floor or landing as the case may be. Outlets and racks shall be located above the floor or landing and shall not be over a run of stairs or in a stair well. When impracticable to place hose outlets within the stair enclosure, the Fire Commissioner may permit them to be located immediately adjacent to a stair enclosure, in a conspicuous place, in which case there shall be painted upon the stair side of the wall of the stair enclosure a conspicuous sign in letters not less than 8 in. in height indicating the location of the outlet. Where there is a 4-in. riser system its termination above roof shall be a $2\frac{1}{2}$ -in. outlet hose valve properly capped.

Rule 75. MAIN ROOF OUTLETS. All 6 and 8-inch main riser systems which extend to intermediate or the highest roof level shall be provided with not less than three $2\frac{1}{2}$ -inch hose valve manifolds with male threads. Roof outlets shall be located not less than 24 in. nor more than 5 ft. above the roof and each valve shall be provided with regulation $2\frac{1}{2}$ -in. Fire Department caps. Where roof outlets cannot be located within a heated stair enclosure, the control valve shall be located below the roof and shall have a long stem extending above the roof with a wheel handle at the upper end. Between the long stem valve and the roof outlet there shall be a $\frac{1}{2}$ in. open drip extending to a sink or a $\frac{3}{4}$ in. automatic ball drip of approved type.

In buildings not exceeding 40 ft. in height hose outlets above roof shall not be required.

Rule 76. SPANNER WRENCH. A spanner wrench may be provided at each hose outlet valve, such wrench shall be of the gooseneck Fire Department pattern.

Rule 77. BRANCH LINE SIZE. No branch line may be less than 4 in. in diameter, except that any branch from a riser or cross-connection to but one hose outlet may be $2\frac{1}{2}$ in. if not over four (4) feet in length, and may be 3 in. in diameter if not more than twenty-five (25) feet in length.

Rule 78. NOZZLES. All $2\frac{1}{2}$ -in. fire hose shall be provided with approved smooth bore nozzles 15 in. in length, the outlet at the tip to be not less than 1 in. nor more than $1\frac{1}{8}$ in. in diameter.

Rule 79. HOSE. Each outlet other than the roof outlet shall have attached thereto $2\frac{1}{2}$ in. unlined linen hose, except that in buildings or premises that do not contain occupancies storing, handling or using inflammable motion picture films or nitro cellulose products, and which are not classified as hazardous, the Fire Commissioner may permit in addition to the $2\frac{1}{2}$ -inch outlet and hose the installation of $1\frac{1}{2}$ in. unlined linen hose and valve. Hose shall be approved unlined linen. There shall not be more than 100 ft. of hose at any outlet, as required by Section 581, Chapter 5, Code of Ordinances. No single length of hose shall be less than 50 ft.

All hose used in connection with the standpipe fire line system shall be at least equal in material and construction to the type of hose bearing the approval label of the National Board of Fire Underwriters.

Rule 80. COUPLINGS. Hose couplings for standpipe shall be equal to hose couplings of the regular Fire Department pattern and thread.

Rule 81. RACKS. All standpipe hose shall be suspended from racks of stamped steel, malleable iron or other metal equal thereto, of approved swing type, so designed and constructed that they will permit of ready and easy release of hose for use. The racks shall be supported securely and substantially from standpipe risers or wall, except that where a cast nipple of non-corroding material is screwed into the hose outlet valve the rack may be suspended from said nipple. The minimum thickness of nipple to be $\frac{5}{16}$ in. In no case will automatic racks be permitted.

Racks shall be not more than 7 feet 6 inches above the floor.

Rule 82. HOSE CABINETS. Hose racks may be installed in cabinets, provided the cabinets are conspicuously located within a stair enclosure, and are of a size sufficient to accommodate the entire equipment and permit of easy handling of hose and operation of valve.

In theatres cabinets may be permitted outside of stair enclosures, provided they are conspicuous, and that during performances the cabinets are illuminated by means of an electric lamp placed inside. Each cabinet shall have a clear

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glass door (one panel only) without lock and shall have the words "FIRE HOSE" painted on the glass in letters not less than 2½ inches in height.

Rule 83. REGULATION AND REDUCTION OF PRESSURES. All buildings hereafter erected over 250 ft. in height and which do not exceed 400 ft. in height from the grade to highest hose outlet shall be provided with a roof gravity tank of not less than 5,000 gallons.

Where the above described height exceeds 400 feet, fire pump and suction tanks shall be provided as described under Schedule A.

Where the pressure on any hose outlet valve exceeds 50 lbs. either approved outlet pressure reducers, set as prescribed by the Chief of the Fire Department, or the Board of Standards and Appeals, shall be provided at such outlets.

Rule 84. BUILDINGS IN COURSE OF ERECTION. In buildings in course of erection standpipe fire lines shall be carried up with each story after the structure reaches the 7th story or a height of 85 ft., and there shall be provided an outside siamese pumper connection in a proper and accessible place. Regulation hose outlets on each story above the 2nd shall be provided as the work progresses. Hose outlets shall be provided with male threads of Fire Department pattern, with hose and nozzle attached, to at least every second outlet. The top and bottom of each riser and all cross connections shall be securely capped at all times during the progress of the work except when work on the standpipe fire line is in progress at that point. Temporary standpipe risers used in construction work and not less than 3 inches in diameter for buildings, not exceeding 400 ft. in height, and of larger diameter, in buildings exceeding 400 ft. in height, when maintained to supply water at all times, may be accepted in lieu of the regulation standpipe, provided it is equipped with hose outlets, hose and siamese as required above.

Elevators or hoists shall be provided as required in Rule 6.

Rule 85. PLACES COVERING LARGE AREAS. Ship yards, oil storage plants, amusement or exhibition parks or other enclosures when deemed necessary by the Fire Commissioner shall have one yard hydrant and hose for each 20,000 sq. ft. of area, but in no case shall there be more than 250 ft. distance between hydrants. Hydrants and sufficient approved hose and a smooth bore 1½-inch Underwriters playpipe shall be placed in an approved hose house, painted red, with words "FIRE HOSE" in 6-inch white letters on door. Where the area exceeds 20,000 sq. ft. and not exceeding 40,000 sq. ft. in area, a gravity tank of at least 20,000 gallons capacity, elevated 50 ft. above the yard, or 25 ft. above the highest structure in the yard, or a fire pump of at least 1,000 gallons a minute capacity, with a suction tank of at least 25,000 gallons capacity, or river suction supply shall be provided. Plants exceeding 40,000 sq. ft. in area shall be provided with a fire pump of not less than 1,000 gallons per minute capacity, suctioning from a tank or sump of at least 30,000 gallons capacity. The Fire Commissioner may permit suction from a river or well if in his opinion the required quantity of reasonably clean water may be obtained thereby, except that where river suction is proposed and standpipe primary water supply is taken from street main, approval of the proposition shall be obtained also from the Department of Water Supply, Gas and Electricity. In addition to yard hydrants, the Fire Commissioner may require one Monitor nozzle with remote control for each 40,000 sq. ft. of area or fraction thereof when in his opinion an unusual hazard exists or may exist. Monitor nozzles shall be located as ordered by the Fire Commissioner.

Standpipe risers may be connected to yard hydrant systems when such systems are provided with gravity tanks in accordance with this rule, or when same conforms with Rule 1, Subdivision A (city main connection).

Yard hydrant systems connected to city main shall be provided with Post Indicator valve located in an accessible posi-

tion. The Post Indicator valve shall be sealed or locked open and be painted a Fire Department red.

Yard hydrant systems with more than one hydrant shall not be connected to City mains outside of the high pressure fire service area, unless approved by the Board of Standards and Appeals.

Provision for steamer connections, fireboat connections, pressure reliefs and general layout of plant standpipe systems shall be made by the Fire Commissioner as his judgment may dictate for each individual case.

Fire extinguishing equipments in addition to the foregoing shall be prescribed by the Fire Commissioner for all oil storage plants, oil refineries, fire work plants and other plants when deemed by the Fire Commissioner as presenting unusual fire hazards.

Rule 86. THEATRES, ETC. In every theatre or opera house or other building used for theatrical or operatic purposes or amusement purposes as per Section 520, Chapter 5, of the Code of Ordinances, the standpipe fire line equipments in addition to the tank shall also be supplied by approved electric pump or pumps having a capacity of at least 250 gals. per minute at 100 lbs. per square inch in buildings without occupancy above the roof and at 125 lbs. per square inch pressure in buildings having any occupancy above the auditorium roof. Power for pumps shall be supplied by electric motors of sufficient horsepower to drive pump without sign of overload. Pumps shall be bypassed to suction tanks, as provided for elsewhere in these rules under FIRE PUMPS. Pumps shall suction from steel or reinforced concrete tanks of not less than 5,000 gallons water capacity. Pumps shall deliver initial supply of water and shall be connected to an approved electric device which, upon a reduction of pressure below the allowable minimum, will automatically start the pump and, upon a restoration of the required pressure, will automatically shut off the pump. The automatic starting device shall be set to cut in at 60 lbs. pressure and to cut out at 80 lbs. pressure. In addition to the automatic starting device there shall be provided a hand starter for emergency use and there shall also be provided a pressure gauge on the panel board.

Rule 87. STREET MAIN CONNECTIONS. Subject to the requirements of the Department of Water Supply, Gas and Electricity, the size of each standpipe connection to a street main shall be not less than 4 in. in diameter and shall have a conveniently accessible control valve in the line at or near the curb or when practicable in a more remote location. The control valve shall be fitted with a frost and waterproof box not less than 4 ft. nor more than 6 ft. below the curb with a fixed stem extending to a compartment at the level of the sidewalk. The cover shall be bolted to the casing, and shall be so marked as to be quickly located and to indicate the purpose of the valve. The valve shall be of an indicating pattern, operating by a special socket wrench approved by the Department of Water Supply, Gas and Electricity. The water meters used in standpipe fire line supplies shall be of approved type allowing free flow of water. Supply through the meter shall be checked against the Fire Department Siamese Supply and against tank supply.

Where, due to the presence of a vault under the sidewalk and extending to within 18 in. of the curb, it is impracticable to install a control valve box at the curb, there shall be placed in the feed line from the main a control valve located not more than two ft. from the point of entry.

Rule 88. HIGH AND LOW WATER ELECTRIC ALARMS. The high and low water electric alarm for gravity tanks shall be so constructed and arranged that a decrease in the quantity of water below the required fire line reserve shall cause an alarm to be given in either the pump room or engineer's room. An annunciator shall be provided in connection with the alarm system. The high

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and low tell tale electric devices for gravity tanks shall be so constructed that they will not be affected by moisture and the parts shall be heavy and rugged. The level of the water in the gravity tank shall be indicated by an approved device.

The audible signalling device for high and low water electric alarm shall consist of vibrating gong of at least 6 inches diameter of the enclosed type and arranged for conduit installation, the same to be operated automatically. The control cabinet shall be arranged for conduit installation and shall be located in the engineer's room or pump room where it will be under supervision of the person in charge of the standpipe supply.

All wiring shall be installed in rigid conduits and the installation shall be in accordance with the provisions of Chapter 9 of the Code of Ordinances. Control panels must be approved by the Board of Standards and Appeals.

The following sources of energy may be employed and are given in their order of preference:

1. Public utility electric light and power systems.
2. Independent electric generating plants.
3. Storage batteries in duplicate.
4. Primary batteries of closed circuit type.

When the system is connected to a 110 volt lighting service a suitable cut-out is to be provided and it shall be enclosed in a locked or sealed metal cabinet. The connection to system shall be the first connection on the house side of and as near as practicable to the meter. When batteries are used to operate the system they shall be placed in an approved cabinet provided with a lock and key.

Rule 89. DRY PIPE VALVE. A dry pipe valve shall be taken to mean a valve automatically controlling the water supply of the standpipe system in such a manner that under normal conditions its piping system will be maintained dry, but in the event of a hose valve being opened, the dry pipe valve automatically releases the water into the standpipe system.

In refrigerating plants or in unheated buildings, piers or warehouses where wet lines are impracticable, dry pipe valves may be installed.

Type A, in which the valve is actuated by the release of compressed air in the standpipe system due to the opening of a hose valve; and Type B, in which the valve is actuated by an approved trip under electrical control of an approved non-coded or coded closed circuit system operated from the control station at each hose outlet. Dry pipe valve shall be located as near as practicable to the standpipe system, in an enclosed place, protected from mechanical injury and freezing.

When Type A valve is installed the air pressure in the standpipe system under such dry pipe valve control shall not exceed 40 lbs. per sq. in. nor be permitted to fall below 25 lbs. per sq. in. nor shall it be less than one-sixth of the water pressure in any case. Not more than 16 hose outlets shall be supplied through one dry pipe valve. The air compressor shall have a capacity of not less than 11 cu. ft. per minute, and the air supply for the pump shall be taken, if possible from a room containing dry air, or it shall pass through a drying chamber containing calcium chloride in order to avoid the introduction of moisture into the system.

A closed circuit alarm shall be provided in connection with each dry pipe valve installation; the electrical layout shall be approved by the Fire Commissioner.

Rule 90. MONITOR NOZZLE. Monitor nozzles shall be so constructed and designed that they may be moved in both vertical and horizontal arcs, and shall be so located that streams may be brought to bear on all portions of the plant or building within the effective radius of stream play and such other exposing properties as may be within this radius. They shall be supplied from connections to the standpipe system not less than 4 in. in diameter with remote control.

Rule 90a. ROOF SETBACK HOSE OUTLETS. A

two-way hose outlet tee, with one outlet properly capped, shall be provided in the standpipe risers on floor level of any intermediate roof setbacks on all buildings exceeding one hundred feet in height when the following conditions exist:

1. When the building has a frontage of fifty feet or over.
2. And there are adjoining roofs, window openings or other exterior exposures within fifty feet of the roof parapet.
3. And the depth of the setback exceeds ten feet.
4. And the setback exceeds one hundred feet above grade level.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons of water for fire line.
2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.
3. A 4-inch emergency drain with gate valve.
4. House lines taken from outside of tank.
5. Tank properly heated and provided with overflow line.
6. Tank shall not be fed through fire line.
7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.
8. An iron ladder of substantial construction, properly braced, extending to top of tank.
9. At least one gate valve at the downstream side of tank check unless a gate valve has been installed on either side of check.
10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.
11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.
12. An open or automatic ball drip between the siamese check and siamese.
13. Approved 3 in. x 3 in. siamese, with approved caps.
14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.
15. The siamese street riser, wall collars and caps painted a Fire Department red.
16. Outlet pressure reducers on all hose outlet valves where the pressure exceeds 50 lbs. per square inch.
17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.
18. Fire lines shall be protected from freezing as specified in these rules.
19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.
20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

Rule 92. HOSE OUTLET VALVE. Hose outlet valves shall be 2½ in.

A—All hose outlet valves hereafter installed in buildings not exceeding 300 feet in height, or for the uppermost 300 feet in any building, shall conform to the following specifications:

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1. Valves shall have a clear waterway of at least 5 sq. in. in area.
2. They shall show not more than 5 lbs. friction loss for a flow of 300 gallons per minute.
3. They shall close tightly against 300 lbs. hydraulic pressure under normal working conditions.
4. They shall stand a hydrostatic pressure test of 750 lbs. per sq. in. for 30 minutes and not distort.
5. They shall stand the operation of full opening and closing 300 times under 150 lbs. pressure without leaking at stuffing box or seat.
6. They shall not be of cast or malleable iron.
7. Only angle globe valves shall be permitted.

B—Hose outlet valves hereafter installed in buildings exceeding 300 feet in height, except as provided for in Subdivision A, shall show not more than 5 lbs. friction loss for a flow of 300 gallons per minute; they shall close tightly against 500 lbs. hydraulic pressure under normal working conditions; they shall stand a hydrostatic test of 1,250 lbs. per square inch for 30 minutes and not distort; they shall stand the operation of full opening and closing 300 times under 250 lbs. hydraulic pressure without leaking at stuffing box or seat. They shall be of brass or best grade of valve bronze.

Straight-way gate valves may be submitted for test.

All hose outlet valves hereafter installed shall have cast in the body of the valve:

1. The manufacturer's name or trade-mark.
2. The working pressure of the valve.
3. The approval number of the Board of Standards and Appeals.

Not less than 2 approved hose valves shall be delivered to the office of the Board of Standards and Appeals, the weight and other general matter noted, and valves certified. One of the valves shall then be delivered to the office of the Fire Commissioner, with certified specifications.

Rule 93. SPECIFICATIONS. Siamese Connections.

Fire Department siamese connection shall be as hereinafter stated in this rule.

1. The body of the siamese may be of cast iron, cast steel, brass or any other suitable metals of sufficient strength to comply with Item 8 of this specification. All movable parts, clappers, swivels and all bolts, washers, nuts, screws and pin bearings and all swivel bearings shall be of non-corrodible metal.

2. Clapper valve seats shall be made of non-corrodible metal and shall be machined to insure a tight seat for clapper valves.

3. Each inlet to siamese shall be provided with a clapper valve machined to a true face. Single clapper siamese connections shall not be permitted.

4. The inside diameter of valve seats shall not be less than the inside diameter of the hose couplings. The area of the waterway beyond the valve seats shall not be less than the combined areas of the waterways through the two valve seats. The area of the waterway of each inlet shall not be reduced by the clapper when in a position of maximum opening.

5. Clappers shall be so hung that when siamese connection is placed in a horizontal position the clappers will be seated.

6. Swivels, attached to the body of the siamese by means of a collar expanded cold or screwed into the body of the siamese, or with other bearing surface extending entirely around the opening and exerting uniform shear, will be approved if giving a strength sufficient to meet item 8.

7. Clapper valves must be of such design and area that a pressure of 100 lbs. per sq. in. on the standpipe side will not prevent their opening when the pressure on the steamer side is 150 lbs. They must be so hung that with a discontinuance of flow into the siamese through that inlet the valve will close, and that it will not close where there is an inward flow and the pressure on the inlet is 5 lbs. or more greater than the standpipe pressure.

8. Siamese connections must stand a hydraulic pressure test of 500 lbs. for 30 minutes under normal working conditions.

9. Clapper valves shall be tight for any pressure on standpipe side up to 300 lbs.

10. Approved caps or plugs must be provided to protect the threads of the inlets.

11. The inlet swivels to siamese connection shall be provided with threads to fit the Fire Department hose.

12. The word "STANDPIPE" shall be cast into the top of the body of the siamese or on wall plate, in 1 in. letters not less than $\frac{1}{8}$ of an inch in depth.

13. Where there is a fire boat siamese connection in the same system with a land end siamese connection, clapper valves shall be omitted from the land end siamese.

Saving Clause. All rules and regulations previously adopted and conflicting with these rules are hereby rescinded.

WILLIAM E. WALSH, *Chairman.*

WILLIAM J. O'GORMAN, *Secretary.*

RULES

COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

Amended Resolution Adopted by the Board of Appeals,

March 16, 1920, Under Cal. No. 549-17-BZ

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	75
Cases filed up to May 23, 1928.....	477	Dismissed	34
Restored to calendar.....	46	Denied	151
		Granted	1
		Granted on condition.....	240
		Appliances approved.....	23
		Appliances dismissed, disapproved or withdrawn....	11
		Rules approved.....	2
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	108	Requests to reopen granted.....	94
Requests to amend.....	23	Requests to reopen denied.....	14
Requests for modification.....	6	Requests to amend granted.....	22
Requests to rescind.....	2	Requests to amend denied.....	0
Requests for extension of time.....	22	Requests for modification granted.....	3
Requests for extension of permit.....	4	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	2
Requests for approval of plans.....	13	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	20
Requests for interpretation.....	2	Requests for extension of time denied.....	2
Total	1372	Requests for extension of permit granted.....	3
Disposed of.....	718	Requests for extension of permit denied.....	1
Cases pending May 23, 1928.....	654	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	12
		Plans disapproved.....	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	2
		Requests withdrawn or dismissed.....	1
		Total	718

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 23

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, May 29, 1928, 10 a. m.

Minutes of Regular Meeting, May 29, 1928, 2 p. m.

Hatchway Protection, Rules.

"Standpipe"—"Fireline" Rules.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, June 5, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, June 12, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to May 30, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
493-28-A.....	F.D.....	248-267 62nd ave. (Clinton ave.), Douglaston, Q., Alt. 2564-27
492-28-BZ.....	B.B.B....	982-986 Flatbush ave., Bklyn., Applic. 5086-28
491-28-S.....	F.D.....	32-34 W. 39th st., Man., L. D. 15828
490-28-A.....	F.D.....	1120 Leggett ave., Bx., Alt. 1983-27
489-28-A.....	F.D.....	614-616 W. 49th st., Man., L. C. 41649
488-28-S.....	H.D.....	1424-1444 Broadway, Man., Sanitary Certificate
487-28-S.....	B.B.M....	500 Seventh ave., Man., Alt. 723-28
486-28-S.....	B.B.M....	494-498 Seventh ave., Man., Alt. 724-28
485-28-BZ.....	B.B.Bx...	3561-3567 White Plains rd., Bx., N. B. 830-28
484-28-A.....	F.D.....	318 W. 15th st., Man., L. C. 41340
483-28-A.....	F.D.....	218 E. 28th st., Man., F-17852
482-28-BZ.....	B.B.M....	403-413 W. 124th st., Man., Alt. 35-28
481-28-BZ.....	B.B.M....	4728-4734 Broadway, Man., N. B. 294-28
480-28-S.....	B.B.M....	521-523 W. 47th st., Man., Alt. 2082-26
479-28-BZ.....	B.B.B....	60-66 89th st., Bklyn., Applic. 4575-28
478-28-BZ.....	B.B.R....	East side of Dubois ave., 165 ft. south of Forest ave., West Brighton, Rich.; N. B. 1060-28
<i>Restored to Calendar.</i>		
1014-27-BZ.....	B.B.B....	61-65 Quentin rd., Bklyn., Applic. 12924-27
569-27-BZ.....	F.D.....	Southeast corner of Fourth ave. & 12th st., Bklyn., Alt. 1300-27

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, JUNE 5, 1928, 2 P. M.

Building Zone Cases.

1283-27-BZ.
APPLICANT—Robert W. Maloney, for Edlar Realty Corp., owner.
PREMISES—1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1298-27-BZ.

APPLICANT—W. D. J. McCarthy, for Charles H. Hallock, owner.

PREMISES—Southeast corner of Roosevelt avenue (Greenpoint avenue) and 51st street (Stone street), Woodside, Borough of Queens.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT the extension, from an unrestricted district into a business district, of a proposed building to be used as a gasoline service station and as a garage for the storage of more than five (5) motor vehicles.

1320-27-BZ.

APPLICANT—Kleinert & Klie, for Julia A. Flanagan, owner.

PREMISES—665-675 73rd street, north side of 73rd street, 103 ft. 8 in. west of Seventh avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1325-27-BZ.

APPLICANT—AWK Realty Corp., owner.

PREMISES—1800 Bronxdale avenue, northwest corner of Bronxdale avenue and Morris Park avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

47-28-BZ.

APPLICANT—John J. Dunnigan, for Adolph Weg, owner.

PREMISES—Northeast intersection of Bailey avenue and Bailey place, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

53-28-BZ.

APPLICANT—McCooey & Conroy, for Eleanor J. Garrett, owner.

PREMISES—8708-8712 18th avenue, northwest corner of Rutherford place, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

207-28-BZ.

APPLICANT—John J. Hefferman, owner.

PREMISES—329 Washington avenue, northeast corner of Harbor road, Mariner's Harbor, Borough of Richmond.

APPLICATION, under section 7g of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

JUNE 5, 1928, 10 A. M.

Appeals from Administrative Orders.

1331-27-A—389-393 Avenue A, Manhattan.

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- 17-28-A—100 West 21st street, Manhattan.
 21-28-A—1-33 Queens street and 332-346 Jackson avenue,
 Long Island City, Borough of Queens.
 24-28-A—2-12 West 34th street, Manhattan.
 34-28-A—167 West 22nd street, Manhattan.
 52-28-A—318-28 Sixth avenue (now 34-22 35th street),
 Astoria, Borough of Queens.
 54-28-A—14-40 Orchard street, Long Island City, Bor-
 ough of Queens.
 260-26-A—156-158 East 85th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of stand-
 ards and appeals of a public hearing under the provisions
 of the building zone resolution, *Tuesday morning, June 5,*
 1928, at 10 o'clock, in Room 1013, Municipal Building, on
 the following matters:

CAL. NO. 1237-27-BZ—Application, November 22, 1927, under
 section 21 of the building zone resolu-
 tion, of Kate Ruchlis and Israel Berken-
 feld, applicants and owners, to permit
 in a business district the erection and
 maintenance of a gasoline service sta-
 tion; premises 897-901 Bedford avenue,
 northeast corner of Willoughby avenue,
 Brooklyn.

CAL. NO. 1171-27-BZ—Application, November 1, 1927, under
 section 21 of the building zone resolu-
 tion, of Gardiner Conroy, applicant, on
 behalf of Sinking Fund Corp., owner,
 to permit in a business district the erec-
 tion and maintenance of a garage for
 the storage of more than five (5)
 motor vehicles; premises 8414-8448 New
 Utrecht avenue, west side of New
 Utrecht avenue, 7 ft. 9 $\frac{3}{4}$ in. north of
 18th avenue, Brooklyn.

CAL. NO. 1297-27-BZ—Application, December 13, 1927, under
 section 21 of the building zone resolu-
 tion, of Daniel McNamara, Jr., appli-
 cant, on behalf of Cordovian Realty
 Corp., owner, to permit in a residence
 district the erection and maintenance
 of a garage for the storage of four (4)
 motor vehicles (moving vans); premises
 392 14th street, south side of 14th
 street, 122 ft. 10 $\frac{1}{2}$ in. east of Seventh
 avenue, Brooklyn.

CAL. NO. 1315-27-BZ—Application, December 20, 1927, under
 sections 7c and 21 of the building zone
 resolution, of John P. Walther, appli-
 cant, on behalf of Fannie Gordon,
 owner, to permit in a residence district
 the alteration and change of occupancy
 from residence use to a business use;
 premises 856 St. Nicholas avenue, 59
 St. Nicholas place and 400 West 153rd
 street, Manhattan.

CAL. NO. 1348-27-BZ—Application, December 29, 1927, under
 section 21 of the building zone resolu-
 tion, of Edward P. Doyle, applicant, on
 behalf of Joseph Friedman, owner, to
 permit in a business district the erection
 and maintenance of a gasoline service
 station; premises 2753-2761 Coney Island
 avenue, southeast corner of Avenue Y,
 Brooklyn.

CAL. NO. 1-28-BZ—Application, January 3, 1928, under sec-
 tion 21 of the building zone resolution,
 of John J. Ryan, applicant, on behalf of
 Florence M. Steinberg, owner, to permit
 in a business district the erection and
 maintenance of a gasoline service sta-
 tion; premises 3401 Kingsland avenue,
 northwest corner of Boston road, The
 Bronx.

CAL. NO. 1293-27-BZ—Application, December 13, 1927, under
 section 21 of the building zone resolu-
 tion of McCooey & Conroy, applicants,
 on behalf of Daniel Halpern, owner, to
 permit in a business district the erection
 and maintenance of a gasoline service
 station; premises southeast corner of
 Rockaway boulevard and South 2nd
 street (83rd street), South Ozone Park,
 Borough of Queens.

CAL. NO. 925-27-BZ—Application, August 17, 1927, under
 section 21 of the building zone resolu-
 tion, of John J. Dunnigan, applicant, on
 behalf of Towruss Realty Corp., owner,
 to permit in a business district the
 alteration and change of occupancy to
 a gasoline service station of part of
 an existing building occupied as a garage
 for the storage of more than five (5)
 motor vehicles; premises 2100 Webster
 avenue and 401-409 East 180th street,
 northeast corner, The Bronx.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under
 sections 7c and 21 of the building zone
 resolution, of John J. Dunnigan, appli-
 cant, on behalf of Estate of McEvers
 Bayard Brown, owner, to permit in a
 business district the erection and main-
 tenance of a garage for the storage of
 more than five (5) motor vehicles;
 premises 1527-1535 Southern boulevard,
 northwest corner of East 172nd street,
 The Bronx.

WILLIAM E. WALSH, *Chairman.*

JUNE 5, 1928, 2 P. M.

Petitions for Variations.

- 39-28-S—151-153 West 46th street, Manhattan.
 51-28-S—98-100 Warren street and 278-284 Greenwich
 street, Manhattan.
 89-28-S—347-351 West 36th street, Manhattan.
 90-28-S—95-97 Vandam street, Manhattan.
 990-27-S—225-235 West 37th street (12th floor), Man-
 hattan.
 991-27-S—225-235 West 37th street (9th floor, front), Man-
 hattan.
 992-27-S—225-235 West 37th street (7th floor), Man-
 hattan.
 993-27-S—225-235 West 37th street (5th floor), Man-
 hattan.
 994-27-S—225-235 West 37th street (8th floor), Man-
 hattan.
 995-27-S—225-235 West 37th street (15th floor), Man-
 hattan.
 996-27-S—225-235 West 37th street (4th floor, front), Man-
 hattan.

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998-27-S—225-235 West 37th street (3rd floor), Manhattan.

999-27-S—225-235 West 37th street (6th floor, front), Manhattan.

Appliance Submitted for Approval.

78-28-SA—Petro Burner, Model O, approval of.

CALL OF CLERK'S CALENDAR TUESDAY, JUNE 12, 1928, 2 P. M.

Building Zone Cases.

48-28-BZ.

APPLICANT—Schreiber, Collins, Myers & Buchter, for Fort Lee Ferry Garage Co., Inc., owner.

PREMISES—228-232 Nagle avenue, Manhattan.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

71-28-BZ.

APPLICANT—Max Handel, owner.

PREMISES—285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

97-28-BZ.

APPLICANT—Elizabeth Jackman, owner.

PREMISES—102 Tapscott avenue, west side, 31 ft. 8½ in. south of East 93rd street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a chicken slaughter house.

98-28-BZ.

APPLICANT—Denis A. Harrington, Jr., for Hannah McMonagle, owner.

PREMISES—866-874 Rogers avenue, west side, 91 ft. 2 in. north of Snyder avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1339-27-BZ.

APPLICANT—Harry Urquhart, for Israel Rosenblum, owner.

PREMISES—1605-1611 Coney Island avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1356-27-BZ.

APPLICANT—Alfred J. Boulton, for John A. R. Duntze, owner.

PREMISES—135-147 East 22nd street, east side, 275 ft. 6¾ in. south of Tilden avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, also extending from an unre-

stricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

JUNE 12, 1928, 10 A. M.

Appeals from Administrative Orders.

58-28-A—Northwest corner of 150th street and Third avenue, Whitestone, Borough of Queens.

62-28-A—East side of Eastchester Creek and Northern Boundary Line, The Bronx.

82-28-A—115 Ocean avenue, Brooklyn.

8-28-A—1251 Washington avenue, The Bronx.

36-28-A—125 East 23rd street, Manhattan.

80-28-A—Northeast corner of Palo Alto avenue and 188th street, Hollis, Borough of Queens.

103-28-A—3868-3874 Park avenue, The Bronx.

1352-27-A—119 Fifth avenue, Manhattan.

1202-27-A—343-345 West 44th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 12, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1340-27-BZ—Application, December 23, 1927, under section 21 of the building zone resolution, of Erin Realty Corp., applicant and owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 4582-4588 Broadway, Manhattan.

CAL. NO. 5-28-BZ—Application, January 4, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Parkway Center Building Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 384-388 Hawthorne street, southwest corner of New York avenue, Brooklyn.

CAL. NO. 9-28-BZ—Application, January 5, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Stersal Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8131-8155 New Utrecht avenue, east side, 158 ft. ¼ in. north of 84th street, Brooklyn.

CAL. NO. 27-28-BZ—Application, January 13, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Saul I. Heller, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1976-1990 Stillwell avenue, northwest corner of 85th street, Brooklyn.

CAL. NO. 44-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Adamo Ottavino, owner, to permit in a business district the erection and maintenance of a gasoline service

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station; premises 3601-3607 Snyder avenue, northeast corner of Brooklyn avenue, Brooklyn.

CAL. NO. 95-28-BZ—Application, February 1, 1928, under section 21 of the building zone resolution, of A. Berton Reed, applicant, on behalf of Kings Highway Congregational Church, owner, to permit in an "E" area and also a residence use district the erection and maintenance of a building less than 10 ft. from the street line and to occupy (including existing structures) more than 40 per cent. of a corner lot at a point 18 ft. above the curb level; premises 1714-1724 Avenue P and 1628 East 18th street, southwest corner, Brooklyn.

CAL. NO. 1167-27-BZ—Application, October 31, 1927, under section 7e of the building zone resolution, of Henry J. Nurick, applicant, on behalf of David Stahl, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles (previously dismissed for lack of prosecution); premises 287-289 Pacific street, north side, 125 ft. east of Smith street, Brooklyn.

CAL. NO. 375-23-BZ—Application, March 28, 1923; reopened by the board on May 8, 1928, under section 7c of the building zone resolution, of William F. Doyle, applicant, on behalf of William Hagedorn, owner, substituted for previous applicant and owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building, previously granted for a theatre building; premises 109 East Fordham road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

JUNE 12, 1928, 2 P. M.

Petitions for Variations.

- 37-28-S—125 East 23rd street, Manhattan.
- 107-28-S—37 West 47th street, Manhattan.
- 12-28-S—28-30 West 38th street, Manhattan.
- 1223-27-S—199 Sackett street and 192-196 Degraw street, Brooklyn.
- 1233-27-S—25 West 35th street, Manhattan.
- 13-28-S—26 West 38th street, Manhattan.
- 125-28-S—780-790 East 138th street, The Bronx.
- 79-28-S—751-753 Fourth avenue, Brooklyn.
- 137-28-S—324-328 East 108th street, 331-335 East 107th street and 2097-2103 First avenue, Manhattan.
- 141-28-S—12-16 John street, Manhattan.

CALL OF CLERK'S CALENDAR TUESDAY, JUNE 19, 1928, 2 P. M.

Building Zone Cases.

1261-27-BZ.
APPLICANT—Arverne Bay Construction Co., owner.
PREMISES—Southwest corner of Euclid avenue and Glenmore avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station and, also, a garage for the storage of more than five motor vehicles.

1322-27-BZ.

APPLICANT—Croker National Fire Prevention Engineering Co., for Daleson Realty Corp., owner.

PREMISES—8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1326-27-BZ.

APPLICANT—John J. Dunnigan, for John H. Cordes and Amy B. Cordes, owners.

PREMISES—Southeast corner of Boston road and Herring avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1327-27-BZ.

APPLICANT—John J. Dunnigan, for John Restivo, owner.

PREMISES—1421 Needham avenue, north side, 226.20 ft. east of Fish avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the maintenance of a building occupied in part of the first story as a store and as dwellings above.

1329-27-BZ.

APPLICANT—Cohen & Siegel, for Jerome-Van Wyck, Inc., owner.

PREMISES—137-08 101st avenue, southeast corner of Van Wyck boulevard, West Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

88-28-BZ.

APPLICANT—William F. Regan, substituted for Thomas B. Connelly, for Alex Tyszlowski, owner.

PREMISES—Northeast corner of Sutphin boulevard and Brinkerhoff avenue, Jamaica, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

93-28-BZ.

APPLICANT—Robert Gottlieb, for Adolph Weg, owner.

PREMISES—East side of Park avenue, 109.72 ft. south of East 172nd street, The Bronx.

APPLICATION, under section 7b of the building zone resolution,
TO PERMIT the extension, from an unrestricted district into a business district, of a proposed garage for the storage of more than five motor vehicles.

116-28-BZ.

APPLICANT—Edward L. Kelly, for Clifbert Realty Corp., owner.

PREMISES—865-867 Ralph avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

CALENDAR

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

120-28-BZ.

APPLICANT—A. J. Burns, for Homack Construction Corp., owner.

PREMISES—North side of Lake street (41st avenue), 149 ft. east of Louona avenue (National avenue) and southeast corner of Roosevelt avenue (Grand avenue) and Louona avenue (National avenue), Corona, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a building for business use on first story and residence use above.

416-28-BZ.

APPLICANT—Fred F. French Co., for Tudor City Seventh Unit, Inc., lessee, for Renoclaf Realty Corp., owner.

PREMISES—312-324 East 42nd street, south side, 175 ft. east of Second avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street wall in excess of the height permitted under the zone resolution.

569-27-BZ.

APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.

PREMISES—Southeast corner of Fourth avenue and 12th street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

1014-27-BZ.

APPLICANT—Alfred J. Boulton, for Rachel Salit and Pepie Kornreich, owners.

PREMISES—61-65 Quentin road and 176-88 Kings Highway, southwest corner of West 11th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

JUNE 19, 1928, 10 A. M.

Appeals from Administrative Orders.

43-28-A—132-136 Greene street, Manhattan.

59-28-A—175 Christopher street, Manhattan.

67-28-A—23-33 Meadow street, Brooklyn.

81-28-A—188 Bowery and 2-4 Spring street, Manhattan.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 19, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 46-28-BZ—Application, January 18, 1928, under section 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John Bahrenburg, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles and, also, the omission of the rear yard at the second story as required by the building zone resolution; premises west side of Bainbridge avenue, 295.31 ft. north of East 213th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 29, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the special meeting of the board, held Friday afternoon, May 18, 1928; the minutes of the regular meeting of the board held Tuesday morning, May 22, 1928, and the minutes of the regular meeting of the board held Tuesday afternoon, May 22, 1928, were approved as printed in the Bulletin, No. 22, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

1352-27-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Moses Harris, owner.

SUBJECT—Appeal from order of the superintendent of buildings.

PREMISES AFFECTED—119 Fifth avenue, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

ACTION OF BOARD—Laid over to June 12, 1928, at 10 a. m., on request of appellant's representative.

1202-27-A.

APPELLANT—Fox Film Corporation, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—343-345 West 44th street, Manhattan.

APPEARANCES—

For Appellant: W. B. Rogers.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to June 12, 1928, at 10 a. m., on request of appellant's representative.

57-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Wall Hanover Street Realty Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—63-65 Wall street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

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1189-27-A.

APPELLANT—James W. O'Connor, for Manhattan College, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—Southeast corner of 244th street and Spuyten Duyvil parkway, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request of appellant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

912-27-A.

APPELLANT—D. MacFarlane, for John Vanneck, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—420-428 East 31st street, Manhattan.

APPEARANCES—

For Appellant: D. MacFarlane.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland, Guilfoyle and Chief Kenlon.....	4
Negative: Commissioner Connell.....	1
Absent	0

THE RESOLUTION—

(912-27-A)

WHEREAS, D. MacFarlane, for John Vanneck, owner, filed, August 12, 1927, an appeal from an order of the fire commissioner, affecting premises 420-428 East 31st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 17, 1927, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building is non-fireproof, three stories (36 ft. 2 in.) in height, 130 ft. 8 in. by 98 ft. 9 in., about 12,250 sq. ft. floor area; OCCUPIED for the manufacture of hydroplanes, 30 persons on each of first and second stories, 20 persons on third story; and

WHEREAS, the appellant claims that the building is equipped with a sprinkler system fed from a 20,000-gallon gravity tank which is supplied through a 6-inch connection to the city water main; furthermore, the appellant contends that the occupancy of the building is non-hazardous.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall not be increased in height and that the premises throughout shall be equipped with an approved sprinkler system, and granted only as long as conditions as to occupancy and use remain substantially unchanged.

826-27-A.

APPELLANT—Rosenthal Bros. Amusements, Inc., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—Bulkhead at City Pier, Canarsie Shore, Brooklyn.

APPEARANCES—

For Appellant: Jacob Rosenthal.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(826-27-A)

WHEREAS, Rosenthal Brothers Amusements, Inc., owner, filed, July 19, 1927, an appeal from a decision of the fire commissioner, affecting the bulkhead of a city pier located at foot of Rockaway Parkway, Canarsie Shore, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated April 21, 1928, reads:

"With reference to your application dated March 1st, 1928, for a permit to display Fireworks on Thursday Evening of each week from Thursday, June 21st to Sept. 8th, 1928, inclusive, on the bulkhead of a City Pier located at Canarsie shore, Brooklyn, N. Y., I regret to inform you that I am without power to grant such a permit in view of the fact that the interests of public safety demand that no permits shall be issued for the display of fireworks on the mainland or on the end of a City pier."

and

WHEREAS, the original appeal was withdrawn January 10, 1928; reopened May 15, 1928, for the purpose of considering a later decision of the fire commissioner; and

WHEREAS, the appellant proposes to display fireworks for the season from June 21 to September 8, 1928, inclusive, on the end of a municipal pier, 1,000 ft. by 500 ft. in width, located at Canarsie Shore, Brooklyn, within an undetermined use district; licensed men have full charge of the shooting and fire protection will be provided in accordance with the requirements of the fire commissioner; furthermore, the appellant contends that there is no possible chance of an accident and, also, permission has been secured from the commissioner of docks to use the pier for the staging of fireworks.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

1334-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Far Eastern Mfg. Co., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—7-15 Richards street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1334-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Far Eastern Manufacturing Co., lessee, filed, December 23, 1927, an appeal from an order of the fire commissioner, affecting premises 7-15 Richards street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 5, 1927 (Order No. 24142-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other

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building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at north side of building, or other approved protection, as per Section 375, Article 18, Chapter 5, of the Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, four stories in height, 100 ft. by 80 ft. in area at first story and 100 ft. by 38 ft. in area above; OCCUPIED by one concern for dessicating coconut: 1st story, 5 persons; 2nd story, 1 person; 3rd story, 2 persons; 4th story, 16 persons; and

WHEREAS, there are five windows in the northerly wall of the building, on each story above the first story, within 50 ft. of the roof of a neighboring building to the north; and

WHEREAS, appellant contends that the exposure at the north side is from the roof of a vacant one-story building; that there is no opening in this roof and that it is covered with Barrett's slag roofing.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

1355-27-A.

APPELLANT—Samuel Rosenblum, for Anna Fagan, owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—351 South 3rd street, Brooklyn. APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(1355-27-A)

WHEREAS, Samuel Rosenblum, for Anna Fagen, owner, filed, December 31, 1927, an appeal from an order of the fire commissioner, affecting premises 351 South 3rd street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated February 21, 1927 (Order No. 8557-LC), reads:

"You are hereby notified that an inspection of the above premises, used as a non-storage garage, shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

"4. Separate boiler from remainder of building by enclosure of solid masonry at least 8 inches in thickness. Entrance to boiler room to be from exterior of building only. Sec. 159-1, Ch. 10, C. of O.";

and

WHEREAS, the building is non-fireproof, three stories in height, 25 ft. by 80 ft. 4 in. in area at first story and 25 ft. by 55 ft. in area above; OCCUPIED: 1st story, boiler room, a non-storage garage for four motor vehicles and an iron shop, 5 persons; upper stories, dwellings; and

WHEREAS, appellant contends that the boiler is but a small heating unit; that it is enclosed by fireproof partitions with a (proposed) fireproof door at the opening therein; that the ceiling of the entire first story is fire-retarded; that the stairway is separated from the rest of the first story by fire-retarding partitions and requests the acceptance of the existing conditions; note—building is located in a business use district.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

1332-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Mary Zicha, owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—3501-3507 Vernon avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition. THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4

Negative

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1332-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Mary Zicha, owner, filed, December 23, 1927, an appeal from an order of the fire commissioner, affecting premises 3501-3507 Vernon avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated March 14, 1927, reads:

"Order No. 12386-F:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½" regulation Fire Department outlets on each story (including basements, cellar and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½-inch standard hose attached thereto.";

and

WHEREAS, the building is non-fireproof, one story (22 ft. 8 in.) in height for the greater portion of the premises, there being a two-story (22 ft. 8 in. high) section at the Vernon avenue end; the building having a frontage of 74 ft. 6 in. on Vernon avenue, 200 ft. on Pierce avenue and 74 ft. 6 in. on Hamilton avenue, a total area of 14,900 sq. ft.; OCCUPIED for cutting and polishing marble and as offices, 65 persons in the entire premises; and

WHEREAS, appellant contends that the materials used in the building are of an incombustible nature; that the building is low in height, faces on three streets, with an open driveway on the fourth side; that there are windows on all sides of the building; that there are city fire hydrants in the immediate vicinity, and requests the omission of the required standpipe system; and

WHEREAS, the order is predicated on the requirement as to floor area only; and

WHEREAS, the premises are used as a marble works shop.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension, and granted only as long as conditions as to occupancy, use and operation remain unchanged.

1269-27-A.

APPELLANT—Samuel Rosenblum, for William Lee, lessee.

SUBJECT—Appeal from decision of the fire commissioner. PREMISES AFFECTED—549-559 West 180th street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition. THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4

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Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1269-27-A)

WHEREAS, Samuel Rosenblum, for William Lee, lessee, filed, December 3, 1927, an appeal from a decision of the fire commissioner, affecting premises 549-559 West 180th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated December 3, 1927 (No. 902), reads:

"To obtain the approval of this Department on your application for license immediate compliance with the following requirements is necessary:

"5. Provide standpipe system in compliance with Chapter 5, Article 28, Code of Ordinances.";

and

WHEREAS, premises consist of a non-fireproof building, facing on two street fronts, having a frontage of 150 ft. on West 180th street and a depth of 100 ft. with an extension, 25 ft. front by 119 ft. 6 in. deep, running through to West 181st street; the West 180th street section having an area of approximately 15,000 sq. ft. and the West 181st street extension having an area of approximately 3,000 sq. ft., a total area of approximately 18,000 sq. ft.; the West 181st street extension and a portion at the easterly side of West 180th street front of the building (31 ft. front by 100 ft. in depth) being two stories in height, the remainder of the building being one clere story (41 ft.) in height; OCCUPIED: 1st story, store and restaurant and dancing (cabaret) accommodating 300 persons; 2nd story, offices and storage (in the West 180th street section), 5 persons; and

WHEREAS, appellant contends that the building is practically one story in height, the second story occupying but a small portion; that the building was erected prior to the adoption of the rules regarding standpipes for area and has been used heretofore as a skating rink; that it faces on two street fronts and requests the omission of the required standpipe system.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension; that there shall be distributed throughout the premises such portable auxiliary fire fighting appliances as shall be directed by the fire department, and granted only as long as conditions as to occupancy and use remain substantially unchanged.

1347-27-A.

APPELLANT—Daniel J. McParland, for B. L. Haskins, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—310 Vernon avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Daniel J. McParland.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(1347-27-A)

WHEREAS, Daniel J. McParland, for B. L. Haskins, owner, filed, December 28, 1927, an appeal from an order of the fire commissioner, affecting premises 310-322 Vernon avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated November 23, 1927 (Order No. 3271-LC), reads:

"6. Install standpipe 4" in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½" regulation Fire Department outlets, etc. Sec. 581, Ch. 5, Code of Ordinances.";

and

WHEREAS, the building, facing on two street fronts, is non-fireproof, one story in height, with a small two-story portion at the southwest corner of the building, 200 ft. by 162 ft., irregular (approximately 29,000 sq. ft.) in area; subdivided into five sub-areas by brick walls having the openings therein protected on both sides by automatic fire doors; the area of the maximum sub-area being 14,000 sq. ft.; OCCUPIED for the manufacture of spring bumpers for automobiles, 129 persons in entire premises; and

WHEREAS, appellant contends that the materials used in the building are incombustible; that the building is provided with a 2½-inch standpipe system with two outlets, each provided with 100 ft. of 1½-inch hose; that the standpipe system has a siamese connection on the Vernon avenue front of the building, but no connection to the city water main; that the two-story portion of the building is used solely for offices and is provided with a 32-inch wide wooden stairway extending from the first story to second story; that the building is low in height and accessible from two street fronts; and

WHEREAS, the ground area is subdivided by walls of recognized fireproof construction.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that all horizontal openings shall be equipped with approved automatic fire doors; that the building shall not be increased in height, area or dimension; that there shall be installed and distributed throughout the premises such auxiliary fire extinguishing appliances as shall be directed by the fire commissioner, and granted only as long as conditions as to operation and occupancy remain unchanged.

411-28-A.

APPELLANT—The New York Central Railroad Co., owner.

SUBJECT—Appeal from decision of fire commissioner.

PREMISES AFFECTED—615-633 West 59th street, Manhattan.

APPEARANCES—

For Appellant: Leo Manville and A. B. Nelson.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative: Chief Kenlon..... 1

Absent 0

THE RESOLUTION—

(411-28-A)

WHEREAS, The New York Central Railroad Co., owner, filed, April 30, 1928, an appeal from a decision of the fire commissioner, affecting premises 615-633 West 59th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered April 11, 1928 (No. 716-28), reads:

"1. As plans indicate the area of building exceeds 20,000 square feet a 4" standpipe system with a 3,500 gallon gravity tank located at least 20' above roof as source of supply will be required. Rule No. 12, Ch. 5, Sec. 581, Code of Ordinances.

"2. Provide a filling pump of at least 65 gallons per minute capacity at tank or a letter from the Department of Water Supply, Gas and Electricity showing minimum pressure at curb is sufficient to fill tank at the above rate. Rule No. 12.";

and

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WHEREAS, the building is non-fireproof, basement, one and two stories (35 ft.) in height, 370 ft. by 200 ft., about 74,000 sq. ft. in area; OCCUPIED for the dead storage of automobiles: basement, 1 person; 1st story, 30 persons; 2nd story, 1 person; and

WHEREAS, the appellant has filed outlined sketch plans showing the building divided into three sections with communicating doorways leading to building adjoining at east (which building is not shown on plans), also with a standpipe system, consisting of 3-inch headers, six 2-inch risers and 1½-inch outlets at each story fed through a direct 4-inch connection to the 6-inch city water main; and

WHEREAS, the appellant claims that a portion of the building, 135 ft. by 200 ft., was damaged by fire, rebuilt and divided into two floor areas, each area about 27,000 sq. ft., which are also equipped with an approved sprinkler system; furthermore, the appellant contends that the building will probably be removed within a few years due to the removal of tracks from the city streets.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the floor area shall be subdivided longitudinally by a fire wall of approved masonry; that there shall be no gasoline stored on the premises other than that permitted under an existing permit now in force; that the building shall not be increased in height, area or dimension and that the use and occupancy shall be restricted to that of temporary railroad terminal storage warehouse use.

7-28-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for San Jacinto Hotel, Inc., owner.

SUBJECT—Appeal from order of fire commissioner.

PREMISES AFFECTED—18 East 60th street and 649 Madison avenue, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

5

Negative

0

Absent

0

THE RESOLUTION—

(7-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for San Jacinto Hotel, Inc., owner, filed, January 5, 1928, an appeal from an order of the fire commissioner, affecting premises 18 East 60th street and 649 Madison avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 26, 1927 (Order No. 25689-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity, for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Section 20, Ch. 12, Code of Ordinances."

and

WHEREAS, the building, facing on two street fronts, is fireproof, eight stories (95 ft. to main roof) and pent house in height, 50 ft. 5 in. by 90 ft. in area; OCCUPIED: 1st story, stores and hotel office; 2nd to 8th stories, inclusive, apartment hotel, approximately 15 persons per story; pent house, servants' rooms, 10 persons; and

WHEREAS, the bottom of the 3,000-gallon capacity tank supplying the standpipe system and the house supply is located 6 ft. above the roof and 12 ft. 6 in. above the outlet on the eighth story; the tank is fed by two automatic electric pumps located in the cellar; and

WHEREAS, appellant contends that the building was erected in 1902 and that the existing conditions as to the standpipe were accepted by the authorities having jurisdiction and that this condition comes within the purview of rule 44 of the

standpipe rules as to standpipes previously accepted; that the premises are protected by an interior fire alarm system, also central office fire alarm box in first story and watchmen's stations are visited hourly during the night; that there is no boiler room in the building, steam being supplied from outside sources and proposes to rearrange the house supply lines at the tank so that there will be a reserve of 2,500 gallons for the standpipe supply; and

WHEREAS, there now exists a roof gravity tank of 3,000 gallon capacity.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that there shall be reserved for the use of the existing standpipe system not less than 2,500 gallons of water at all times, and that the standpipe system shall comply with the rules in all other respects; that there shall be provided and maintained in each room of the roof structure an approved one-quart fire extinguisher, and that there shall be provided at each end of the corridor of the roof structure a 2½-gallon fire extinguisher; that the building shall not be increased in height, area or dimension, and granted only as long as conditions as to occupancy and use remain unchanged.

BUILDING ZONE CASES.

1293-27-BZ.

APPLICANT—McCooey & Conroy, for Daniel Halpern, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Rockaway boulevard and South 2nd street (83rd street), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: John Dawson and Frank Fisher.

ACTION OF BOARD—Laid over to June 5, 1928, at 10 a. m., on request of applicant's representative for final disposition.

925-27-BZ.

APPLICANT—John J. Dunnigan, for Towruss Realty Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—2100 Webster avenue and 401-409 East 108th street, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: H. Mossberg.

ACTION OF BOARD—Laid over to June 5, 1928, at 10 a. m., on telephonic request of applicant.

1015-27-BZ.

APPLICANT—John J. Dunnigan, for Estate of McEvers Bayard Brown, owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Meyer Kaplan.

ACTION OF BOARD—Laid over to June 5, 1928, at 10 a. m., on telephonic request of applicant.

MINUTES

416-28-BZ.

APPLICANT—Fred F. French Co., for Tudor City Seventh Unit, Inc., lessee.

SUBJECT—Request for early hearing—re application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street wall in excess of the height permitted under the zoning resolution.

PREMISES AFFECTED—312-324 East 42nd street, Manhattan.

APPEARANCES—

For Applicant: Frederick J. Flynn.

For Opposition: None.

ACTION OF BOARD—Request for early hearing granted and application set for Calendar Call June 19, 1928, at 2 p. m.

THE VOTE TO GRANT EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

120-26-BZ.

APPLICANT—Israel Spielberg, for May Firetag, owner.

SUBJECT—Application for reopening—consideration, having been previously withdrawn—re application (decision of fire commissioner) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—109-25 Farmers avenue, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Lecelle Bierman.

For Opposition: None.

ACTION OF BOARD—Application for reopening denied.

THE VOTE TO REOPEN—

Affirmative 0

Negative: Chairman Walsh, Commissioners Con-

nell, Holland and Guilfoyle and Chief

Kenlon 5

Absent 0

569-27-BZ.

APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.

SUBJECT—Application for reopening—reconsideration, having been previously denied—re application (decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Fourth avenue and 12th street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for Calendar Call June 19, 1928, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR CALENDAR CALL—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

1014-27-BZ.

APPLICANT—Alfred J. Boulton, for Rachel Salit and Pepie Kornreich, owners.

SUBJECT—Application for reopening—restoration to calendar, having been previously dismissed for lack

of prosecution—re application (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—61-65 Quentin road, Brooklyn.

APPEARANCES—

For Applicant: Alfred J. Boulton.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for Calendar Call June 19, 1928, at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR AND SET FOR CALENDAR CALL—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

1103-27-BZ.

APPLICANT—Philip J. Sinnott and William Domroe, for Thomas J. Burnett, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles and also a gasoline service station.

PREMISES AFFECTED—105-113 Northern boulevard, south side of Northern boulevard, 187 ft. east of Main street, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

2-28-BZ.

APPLICANT—McKim, Mead & White, for Bellevue and Allied Hospitals, owner.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit within 200 ft. of a hospital the erection and maintenance of a garage.

PREMISES AFFECTED—East side of First avenue to East River, from East 26th street to East 29th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

1236-27-BZ.

APPLICANT—Theodore Smith, owner.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Woodhaven boulevard and 163rd avenue (Sheridan avenue), Aqueduct, Borough of Queens.

APPEARANCES—

For Applicant: Edward L. Kelly.

For Opposition: None.

ACTION OF BOARD—Application granted on condition,

MINUTES

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(1236-27-BZ)

WHEREAS, Theodore Smith, owner, filed, November 22, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Woodhaven boulevard and 163rd avenue (Sheridan avenue), Aqueduct, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 29, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Woodhaven boulevard is in a business district; 163rd avenue, east of Woodhaven boulevard, is in a business district; 163rd avenue, from Woodhaven boulevard to a point 100 ft. west, is in a business district, and 163rd avenue, west of a point 100 ft. west of Woodhaven boulevard, is in an undetermined district; and

WHEREAS, the decision of the fire department, rendered September 21, 1927 (re Plan No. 2963-1927), reads:

"1. A gasoline service station may not be permitted in a business district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 30 ft. on Woodhaven boulevard and 84.37 ft. on 163rd avenue, upon which it is proposed to erect a small office, 10 ft. by 15 ft. in area, and to install four gasoline storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the property lies on a corner formed by the intersection of Woodhaven boulevard and the easterly termination of 163rd avenue, which is dead ended at this property line; and

WHEREAS, the applicant has filed 87 per cent. consents of an area fixed by this board and deemed affected, complying with rule 7, subdivision g, in principle as to spirit and intent.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be installed a concrete curbing 12 inches in height above grade by 12 inches in depth along the building line, with not more than two driveway entrances on the boulevard front not exceeding 10 ft. in width; that no gasoline pump shall be erected within 10 ft. of the building line on the Woodhaven boulevard frontage; that any building erected thereon shall not exceed a height of one story, the exterior of which shall be finished with light-colored face brick with Spanish tile type roof; that all permits required shall be obtained within six months and all work involved completed within one year from the date of this action.

10-28-BZ.

APPLICANT—Samuel Dickstein, for Louis Adler Realty Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

PREMISES AFFECTED—63-91 King street, 189-205 Varick street, 243-267 West Houston street and 366-384 Hudson street, Manhattan.

APPEARANCES—

For Applicant: John M. Montfort.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(10-28-BZ)

WHEREAS, John M. Montfort, for Louis Adler Realty Corp., owner, filed, January 6, 1928, an application, under the building zone resolution, to permit in a one and one-half times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution; premises 63-91 King street, 189-205 Varick street, 243-267 West Houston street and 366-384 Hudson street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 29, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that the area east of a north and south line located 100 ft. east of Hudson street is in a one and one-half times height district and that the area west of this line is in a two times height district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 6, 1927 (re N. B. App. No. 377-1927), reads:

"10. Walls on King Street and West Houston Street are of excessive height. Zone Resolution, Section 8.";

and

WHEREAS, the proposed building is to be of fireproof construction, twelve stories in height, with a frontage of 200 ft. 7¼ in. and a depth of 400 ft. 9½ in.; to be occupied as a storage building (United States appraiser stores); and

WHEREAS, it is proposed to erect the street walls to a height of 165 ft. 1 in. without a setback; and

WHEREAS, the square area of the wall in excess of height regulation at the street front on King street and West Houston street involves a triangular bulk of structure 85 ft. above the sidewalk and for a height therefrom of not more than 15 ft. with an average depth of 2½ ft.; and

WHEREAS, the applicant proposes in lieu of this small additional height at street front to provide two outer courts, 136 ft. long by 21 ft. in depth on street fronts immediately contiguous; and

WHEREAS, the board deems the substitution a reasonable variation as an adjustment within the purview of the regulations; and

WHEREAS, this property is under contract for acquisition by the United States Government upon completion.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the height district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be erected strictly in accordance with plans and designs of record as filed in this application, providing and maintaining all outer courts as indicated on plans; that the building otherwise shall be erected strictly in accordance with the zoning regulations in all other respects, and that all permits shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

1067-27-BZ.

APPLICANT—Philip J. Sinnott, for Glenhall Realty Co., Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

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PREMISES AFFECTED—Northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell and Holland and Chief Kenlon..... 4
Negative: Commissioner Guilfoyle..... 1
Absent 0

THE RESOLUTION—

(1067-27-BZ)

WHEREAS, Philip J. Sinnott, for Glenhall Realty Co., Inc., owner, filed, October 3, 1927; amended April 24, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Kossuth place and Shaler street, Ridgewood, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 29, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Shaler street, west side, is in a business district; Shaler street, east side, is in an unrestricted district; Kossuth place, east of Shaler street and Van Cortlandt avenue, is in an unrestricted district; Kossuth place, west of Shaler street and Van Cortlandt avenue, is in a business district; Van Cortlandt avenue, west side, is in a business district; Van Cortlandt avenue, east side, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 11, 1928 (re N. B. 2744-1928), reads:

"1. The erection of a gasoline station in a business district is contrary to the Zone Law."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 170 ft. 8 in. on Kossuth place and 86.4 ft. on Shaler street; it is proposed to erect (at the southeast corner) on a portion of the plot having a frontage of 45 ft. on Shaler street and 80 ft. on Kossuth place, a small accessory store and to install four gasoline storage tanks and the necessary pumps and piping for a gasoline service station; and

WHEREAS, this plot is of irregular shape, formed approximately by two triangular sections and facing on two street fronts, the opposite side of each front being in an unrestricted use district designation, and on the easterly side the property faces and is contiguous to a railroad embankment of considerable height; and

WHEREAS, the adjoining extensive contiguous area immediately affected gives consent; and

WHEREAS, there is a private right-of-way from this contiguous property, the use of which is established for the egress and ingress of automobiles of the dwellings lying to the north of the premises under appeal; and

WHEREAS, the board deems an adjustment under section 21 would be justifiable.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be erected throughout the interior of the property line a wall of masonry construction, not less than 10 ft. in height, faced on the interior of the premises under appeal with enamel brick, coped with architectural terra cotta; that there shall be incorporated in the wall erected at the rear of this property line two openings for the accommodation of the automobiles from and to the private right-of-way; that there shall be erected on the building line of the premises a concrete curbing not less than 12 inches in height above grade and 12 inches in depth, with

not more than one driveway on Shaler street and not more than two driveways on Kossuth place; that no gasoline pump shall be erected within 10 ft. of the building line; that any building erected thereon shall be restricted in height to a one-story structure, finished on the exterior with enamel brick and roofed with vitrified Spanish tile or variegated slate, and that all permits shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

937-27-BZ.

APPLICANT—Philip J. Sinnott, for Abraham Linsky, owner.

SUBJECT—Application for reopening—modification of resolution—re application (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—5338-5342 Kings Highway, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(937-27-BZ)

WHEREAS, Philip J. Sinnott, for Abraham Linsky, owner, filed, August 19, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 5338-5342 Kings Highway, northwest corner of Farragut road, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kings Highway is in a business district, Farragut road is in an unrestricted district and East 52nd street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 11, 1927 (re App. No. 3956-1927), reads:

"Application denied, contrary to Art. 2, Sec. 4-a-46 of Zone Resolution.

"Erection of gasoline station in business district."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 54.09 ft. on Kings Highway and 114.4 ft. on Farragut road, upon which is located a one-story frame, cement block factory; it is proposed to erect upon the plot a one-story brick office and accessory store, four gasoline storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, this plot faces on Farragut road directly in front of the railroad embankment and projects on its westerly line into an unrestricted district; and

WHEREAS, this application was granted by the board at its meeting, March 13, 1928, on certain conditions, and applicant requested a modification of these conditions as to the height of the brick wall required and the board granted this variation.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be erected on the northerly property line a brick

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wall, not less than 8 ft. in height above grade, with return abutment on the westerly property line, said wall to be finished on both sides with light-colored face brick; that any existing non-fireproof structure shall be demolished and removed; that the premises shall be occupied by not more than one building not exceeding 15 ft. by 20 ft. in area, for the use and convenience of patrons and as an office of business conducted on the premises; that this one-story building shall be finished on the exterior with light-colored face brick or enameled brick, the roof finished with variegated slate or vitrified tile of Spanish type; that there shall be constructed on the building line of this plot on the Kings Highway and Farragut road sides a concrete curb not less than 18 in. in height and 12 in. in width, with not more than one driveway to the Kings Highway front; that the gasoline pumps shall be installed not less than 10 ft. inside the building line on the Kings Highway front; that there shall be no portable gasoline tanks maintained or operated on these premises; any advertising display shall be restricted to the walls on the interior of the lot and the glass globes of the gasoline pumps; that all permits required shall be obtained within six months and all work involved completed within one year from the date of this action.

APPROVAL OF PLANS.

482-27-BZ.

APPLICANT—William F. Doyle, for Henry Meyer and Levander Nelson, owners.

SUBJECT—Application for approval of plans in accordance with resolution adopted by the board on November 18, 1927.

PREMISES AFFECTED—West side of Forest Parkway, 377.35 ft. north of Jamaica avenue, Woodhaven, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report. Engineer's report adopted; plans approved in accordance therewith.

THE VOTE TO ADOPT REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

AREAS FIXED.

(454-28-BZ)

The chairman presented and read a communication from Robert Tappan, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a residence district the erection and maintenance of a colony of forty-seven one-car garages as an accessory use to proposed adjoining private dwellings; premises east side of Martel street, 100 ft. south of Queens boulevard, Forest Hills, Borough of Queens.

The following area was approved by the board:

Both sides of Martel place and also Payne place from Queens boulevard to Austin street; also the south side of Queens boulevard from Martel place to Payne place.

(455-28-BZ)

The chairman presented and read a communication from Alfred J. Boulton, requesting the board to fix an area deemed affected and within which to obtain consents to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 867-879 Gravesend avenue, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Gravesend avenue from a point 100 ft. north of Avenue F to 18th avenue; the south side of Avenue F from Gravesend avenue to East 2nd street; the west side of East 2nd street from Avenue F to a point 250 ft. south of Avenue F.

Adjourned 1.15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 29, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS.

12-28-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for William H. Wheeler, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—28-30 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 12, 1928, at 2 p. m., on request of petitioner's representative.

1223-27-S.

PETITIONER—Edwin H. Thatcher, for Decorated Metal Manufacturing Co., owner.

SUBJECT—Variation of the labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—199 Sackett street and 192-196 Degraw street, Brooklyn.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 12, 1928, at 2 p. m., on written request of petitioner.

1233-27-S.

PETITIONER—Max Cohen, for 25 West 35th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—25 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 12, 1928, at 2 p. m., on written request of petitioner.

13-28-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for William H. Wheeler, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—26 West 38th street, Manhattan.

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APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to June 12, 1928, at 2 p. m., on request of petitioner's representative.

1354-27-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for I. W. Lyon & Sons, Inc., owner.
SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—530-532 West 27th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy

Chief Martin.....	5
Negative	0
Absent	0

6-28-S.

PETITIONER—Samuel Rosenblum, for Hanauer & Arnstein, Inc., lessee of fifth floor.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—237-245 West 35th street (fifth floor), Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy

Chief Martin.....	5
Negative	0
Absent	0

1240-27-S.

PETITIONER—Kaufman & Weinberg, for Franciskay Corp., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—224-232 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: Mr. Furman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy	
Chief Martin.....	5
Absent	0

THE RESOLUTION—

(1240-27-S)

WHEREAS, Kaufman & Weinberg, for Franciskay Corp., filed, November 25, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 224-232 West 35th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 29, 1927 (Order No. 9946-LD), reads:

"1. Remove all partitions not constructed of combustible material on all stories as per Sec. 270 of the Labor Law."

and

WHEREAS, the building is fireproof, seventeen stories in height, 100 ft. by 98 ft. 9 in. in area at first story and 100 ft. by 88 ft. 9 in. in area above; OCCUPIED: 1st story, store; upper stories, offices, showrooms and 25 per cent. manufacturing (mostly women's garments), 80 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not constructed of incombustible materials have been erected on the second story, 3rd story (rear), fourth story, fifth story, sixth story (rear) and on the seventh to 17th stories, inclusive; and

WHEREAS, petitioner contends that the partitions do not interfere with the sprinkler system or with the means of egress from the building.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

1333-27-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Far Eastern Manufacturing Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—7-15 Richards street, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy

Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(1333-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for William Rich, owner, filed, December 23, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 7-15 Richard street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 5, 1927 (Order No. 24146-LD), reads:

"2. Extend the interior stairway at the E.S. of building to the roof, as per Section 271 Labor Law;"

and

WHEREAS, the building is non-fireproof, four stories in height, 100 ft. by 80 ft. in area at first story and 100 ft. by 38 ft. in area above; OCCUPIED by one concern for dessicating coconut: 1st story, 5 persons; 2nd story, 1 person; 3rd story, 2 persons; 4th story, 16 persons; EXITS: an interior iron stairway, extending from the first story to top story, enclosed in angle iron and corrugated iron partitions with fireproof doors at openings; ROOFS of adjoining buildings: to south, same level; to north, three stories lower; and

WHEREAS, petitioner proposes to erect a standard fire escape on the front of the building, having a stairway from the fourth (top) story balcony to the roof and requests the acceptance of this stairway as a compliance with the order.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that a fixed double-rung iron ladder shall be provided within the top story to the scuttle in the roof; that a standard labor law fire escape shall be erected on the front of the building at the southerly end of structure; that the building shall be not increased in height or area, and this variation is granted so long as conditions as to occupancy and use remain substantially unchanged.

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1337-27-S.

PETITIONER—William F. Doyle, for Courtlef Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—158-162 West 26th street, 263-281 Seventh avenue and 165-167 West 25th street, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle and Louis Haas.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(1337-27-S)

WHEREAS, William F. Doyle, for Courtlef Realty Corp., filed, December 23, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 158-162 West 26th street, 263-281 Seventh avenue and 165-167 West 25th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated December 14, 1927 (N. B. Applic. No. 540-1927), reads:

"1. All windows must comply with the requirements as set forth in Sections 264, subdivision 7, of the Labor Law.";

and

WHEREAS, the building, facing on three street fronts, is fireproof, twenty-six stories in height, 197 ft. 6 in. by 115 ft. 2 in. in area; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and 25 per cent. manufacturing, 280 persons per story; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are windows in each of the three street walls on the first, second, third and fourth stories of the building glazed with $\frac{1}{4}$ -inch plate glass; the maximum area of the glass on the first story being 9 ft. by 19 ft. (171 sq. ft.) in area and on the second, third and fourth stories being 6 ft. by 10 ft. (60 sq. ft.) in area; and

WHEREAS, petitioner contends that the frames of the windows in question are constructed of cast iron and that only the alternate transoms above the show windows on the first story will be pivoted and contends, further, that a strict compliance with the labor law requirements as to windows would destroy the intended use of the lower four stories and also would detract from the architectural features of the building.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, so far as it affects the windows on the street front of the first, second and third stories only, *on condition* that the center light in each triple mullion window shall be glazed with wire glass in fixed sash; that the sash, other than the center opening throughout on the second and third stories shall be of the double-hung type; that all these window openings shall be equipped with approved metal frames and sash; the double-hung sash, if not glazed with wire glass, shall be glazed with $\frac{1}{4}$ -inch polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

1204-27-S.

PETITIONER—Ludwig Hanauer, for Josberg Realty Co., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—361 East 182nd street, northwest corner of Webster avenue, The Bronx.

APPEARANCES—

For Petitioner: Ludwig Hanauer.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

THE RESOLUTION—

(1204-27-S)

WHEREAS, Ludwig Hanauer, for Josberg Realty Co., owner, filed, November 14, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 361 East 182nd street, Borough of The Bronx; and

WHEREAS, the decision of the superintendent of buildings, dated April 14, 1928 (N. B. 2347-21), reads:

"Your request for a certificate of occupancy for stores and factory in the existing building, No. 361 East 182nd Street, northwest corner of Webster Avenue, Bronx, to be occupied as stores and factory is hereby denied as the building is a two-story brick building erected under plans and applications N. B. 2347 of 1921, to be occupied as stores and offices. The premises are located in a business district as established by the Building Zone resolution, and the exits do not comply with the requirements of the State Labor Law for factory purposes as the building is not provided with two fireproof stairs 3' 8" in width enclosed with fireproof material as required by the Labor Law.";

and

WHEREAS, the building, facing on two street fronts, is non-fireproof, two stories (25 ft.) in height, 25 ft. by 100 ft. in area at first story and 25 ft. by 90 ft. in area above; OCCUPIED: 1st story, stores; 2nd story, manufacture of dresses, 25 persons; EXITS: an interior iron stairway, extending from the first story to second (top) story, enclosed in 8-inch brick and 4-inch terra cotta block partitions with fireproof doors at openings, there being two gooseneck ladders leading from the one-story extension roof at westerly portion of premises to main roof of building in question and to the roof of premises to the west; ROOFS of adjoining buildings are at same elevation; and

WHEREAS, the petitioner proposes to provide on the second story of the 182nd street front of the building a standard fire escape consisting of an iron balcony with counterbalanced stairway leading to street and proposes to limit the occupancy of the building above the first story to twenty-five persons.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the petition be and it hereby is *denied*.

3-28-S.

PETITIONER—Gronenberg & Leuchtag, for Roher Real Estate Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—494-496 Eighth avenue and 264-266 West 35th street, southeast corner, Manhattan.

APPEARANCES—

For Petitioner: Herman Held.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
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MINUTES

Negative 0
Absent 0

THE RESOLUTION—

(3-28-S)

WHEREAS, Gronenberg & Leuchtag, for Roher Real Estate Co., Inc., owner, filed, January 3, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 494-496 Eighth avenue and 264-266 West 35th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated December 19, 1927, reads:

"10. Exterior openings including store and show windows should comply with Section 264 Labor Law and Rule 503 Industrial Code.";

and

WHEREAS, the building, facing on two street fronts, is fireproof, twenty-three stories in height, 48 ft. 4½ in. by 100 ft. in area; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and 25 per cent. manufacturing, 70 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are windows in both street walls of the building on the first, second and third stories glazed with ¼-inch thick plate glass; the maximum area of the glass on the first story being 120¼ sq. ft. on the West 35th street front and 90 sq. ft. on the Eighth avenue front; the maximum area of the glass on the second and third stories being 21.65 sq. ft.; and

WHEREAS, petitioner contends that strict compliance with the labor law as to the area of the glass would destroy the intended use of the three stories in question; and

WHEREAS, the window openings on the second and third stories are triple mullion windows, no light exceeding an area of 4 ft. 4 in. by 5 ft.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows of the three lower stories, street front, *on condition* that all openings shall be equipped with approved metal frames and sash, glazed with ¼-inch polished plate glass, and that the total area of glass of any opening shall not exceed a square area of 4 ft. 4 in. by 5 ft., and that the requirements of the labor law shall be complied with in all other respects.

1342-27-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Fred Pflueger, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—3648 Park avenue, The Bronx.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(1342-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Fred Pflueger, Inc., owner, filed, December 24, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 3648 Park avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated June 14, 1927 (Order No. 22680-LD), reads:

"1. Arrange iron bars on windows on north, south and east sides on first story so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purpose of egress, as per Section 272 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, one clere story in height (with a two-story section at front and rear), 25 ft. by 150 ft. in area; OCCUPIED: 1st story, silk washing and dyeing; 2nd story, drying room, 7 persons in entire premises; EXITS: two interior wooden stairways, extending from the first story to top story, enclosed in wood partitions with wood doors at openings; and

WHEREAS, on the first story of the building there are fifteen windows in the south wall, two in the east wall and twelve windows in the north wall covered with iron bars; and

WHEREAS, petitioner contends that the contents of the building are very valuable; that the brick floors of the first story are continually wet; that the three means of exit are adequate and requests the acceptance of the existing conditions; and

WHEREAS, this is a one-story building with an extensive open yard immediately to the north in the same and single ownership and a three-foot strip to be maintained as a passageway throughout the southerly gable of the premises leading direct to street in the same and single ownership.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that an exit approximately in the center of the building shall be provided on the southerly side of the premises to open, unobstructed passageway extending directly to the street shall be maintained; that an exit door shall be provided in the northerly gable, opening into an open yard of extensive area in the same ownership with egress therefrom to the street; that the existing iron bars to each third window throughout each gable shall be made movable or removable; that the building shall be not increased in height or area, and this variation is granted only as long as conditions as to exits, uses and occupancy remain unchanged.

1338-27-S.

PETITIONER—William F. Doyle, for Shaw & Sanford, owners.

SUBJECT—Variation of the labor law as cited in orders of fire commissioner.

PREMISES AFFECTED—1985-1993 Jerome avenue, The Bronx.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(1338-27-S)

WHEREAS, William F. Doyle, for Shaw & Sanford, owner, filed, December 23, 1927; amended May 29, 1928, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner and a decision of the superintendent of buildings, affecting premises 1985-1993 Jerome avenue, Borough of The Bronx; and

WHEREAS, the orders of fire commissioner, dated November 29, 1927, read:

MINUTES

"Order No. 29021-LD:

"1. Extend the interior stairway at north side of building to roof as per Sec. 270 of the Labor Law."; and

"Order No. 29022-LD:

"1. Arrange all exit doors to interior stairways to open outwardly. Sec. 270 of the Labor Law."; and

WHEREAS, the decision of the superintendent of buildings, dated January 5, 1928, reads:

"A certificate of occupancy for the building at above mentioned location for occupancy as stores on first floor and factory on second floor is hereby denied as exits do not comply with the Labor Law and a factory use in a business district would be contrary to the Building Zone Resolution."; and

WHEREAS, the building is non-fireproof, two stories (24 ft. 6 in.) in height, 108 ft. 4 in. by 75 ft. in area; OCCUPIED: 1st story, stores, 10 persons; 2nd story, offices, billiard room and factory (manufacturing dresses), 37 persons, 12 persons being engaged at factory work; EXITS: two interior fireproof stairways, the southerly stairway extending from the first story to roof, and the northerly stairway extending from the first to second (top) story, enclosed in fireproof partitions with fireproof doors at openings; ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner contends that the south stairway extends to the roof and requests the acceptance of the existing stairway at the north end of the premises; and contends, further, that the fireproof doors leading to the two enclosed stairs do open outwardly and, in view of the light occupancy of the building, requests that the doors, opening in, on the corridor on the second story be permitted to remain as they are.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 29021-LD, Item 1, *on condition* that a fixed double-rung iron ladder shall be installed in the jog of the stair hall enclosure at the northerly end of public corridor, second story; *granted*, as to Order No. 29022-LD, Item 1, *on condition* that all doorways to stair hall enclosures shall be in accordance with the requirements of the labor law, and *granted*, as to the decision of the superintendent of buildings, re N. B. 1178-1925, of January 5, 1928, *on condition* that the building shall be not increased in height or area; that the factory occupancy shall be limited to one room at the northwesterly front of building, restricted to the conduct of light needlework industry, with the factory occupancy limited to fifteen persons, under single tenancy; that the factory occupancy of these premises shall at no time exceed twenty-five per cent. of the area of the building.

22-28-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Hilton Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—408-412 Fulton street, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(22-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Abrast Realty Corp., owner, filed, January 11, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 408-412 Fulton street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated August 1, 1927 (Order No. 25173-LD), reads:

"1. Arrange the fire escape on the southwest end of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sec. 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law.

"Among the defects noted are the following:

"1. Connecting stairs not 60 degree.

"2. No counterbalanced stairway from lowest balcony.

"3. Windows on course not fireproof, self-closing.

"2. Provide a means of egress from workroom on 2nd story to interior stairway located at east side of building. Sec. 271 of the Labor Law.

"3. Enclose the interior stairway at the east side of the building serving as a required means of exit and the landings, platforms and passageways connecting therewith on all sides with partitions of fire-resisting material extending from 1st story to the underside of roof beams as per Sec. 271 of the Labor Law and rule 6, Board of Standards and Appeals, adopted Feb. 23, 1927."; and

and

WHEREAS, the building is non-fireproof, three stories in height, 45 ft. by 90 ft. in area; OCCUPIED: cellar, shipping department (clothing), 5 persons; 1st story, clothing store, 10 persons; 2nd story, workroom, 9 persons; 3rd story, offices and salesroom of dental supplies, 43 persons; 52 persons above the first story; EQUIPPED with a fire alarm signal system; EXITS: an interior stairway, extending from the first story to third story, having steel risers and marble treads from the first to second story and wood on the second to third story, enclosed in wood stud, lath and plaster partitions with wood doors at openings; a fire escape on the southwest end of the building, having fireproof and, also, some non-fireproof openings along the course thereof, consisting of a balcony at the third story with a stairway connecting to the balcony at the second story from which there is a drop ladder in guides leading to street; also, at the second story there is another iron platform and drop ladder leading to the street; ROOFS of adjoining buildings: to south, same level; to east, three stories higher; and

WHEREAS, petitioner, as to Item 1, proposes to fireproof all openings along the course of the fire escape; as to Item 2, contends that there is now provided on the second story an accommodation stairway (near the south wall of the building) and proposes to cut a doorway in the easterly dividing partition of the workroom, and as to Item 3, contends that this order was based on the small factory occupancy in the alteration department and requests the acceptance of the existing interior stairway.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 25173-LD, Item 1, only so far as it affects the egress from the lowest balcony of the fire escape, *on condition* that two counterbalanced drop ladders in guides shall be provided from the lowest balcony to the ground, and that the fire escape shall comply with the labor law in all other respects; *granted*, as to Item 2, *on condition* that there

MINUTES

shall be provided a doorway in the northerly partition from the "workshop" of the second story to open loft, the opening to be provided with a fireproof, self-closing door, not less than 44 inches in width, and *granted*, as to Item 3, *on condition* that the building shall be not increased in height or area; that the industrial occupancy of these premises shall be confined to a single "workshop" on the second story, southwesterly portion, and that the number of persons employed therein shall at no time exceed ten, limited to the minor adjustments, alterations and repairs of merchandise purchased on the premises.

APPLIANCES SUBMITTED FOR APPROVAL.

328-27-SA.

PETITIONER—Frank A. Holby Corp.

SUBJECT—Application for reopening,—modification—re approval of Holby Oil Burner.

APPEARANCES—

For Petitioner: W. H. Holby.

ACTION OF BOARD—Petition placed on reserve calendar, subject to inspection by a committee of the board.

167-26-SA.

PETITIONER—James Kearney.

SUBJECT—Approval of Johnson Automatic Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin..... 5

Negative 0
Absent 0

1290-27-SA.

PETITIONER—Edwards & Co., Inc.

SUBJECT—Edwards Tank Sentinel, approval of.

APPEARANCES—

For Petitioner: Frederick Smith.

For Administration: Inspector Maher.

ACTION OF BOARD—Petition approved.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(1290-27-SA)

WHEREAS, Edwards & Co. filed, December 13, 1927, a petition with the board of standards and appeals for approval of their device known as the Edwards Standpipe and Sprinkler Closed Circuit Alarm System, 110 Volt A.C. and D.C. (Edwards' Tank Sentinel); and

WHEREAS, the fire department, under date of May 18, 1928, has recommended the approval of this device in accordance with the report of the electrical division.

Resolved, that the board of standards and appeals does hereby approve the device known as the Edwards' Tank Sentinel in accordance with the report of the electrical division of the bureau of fire prevention of the fire department.

Adjourned 4.30 p. m.

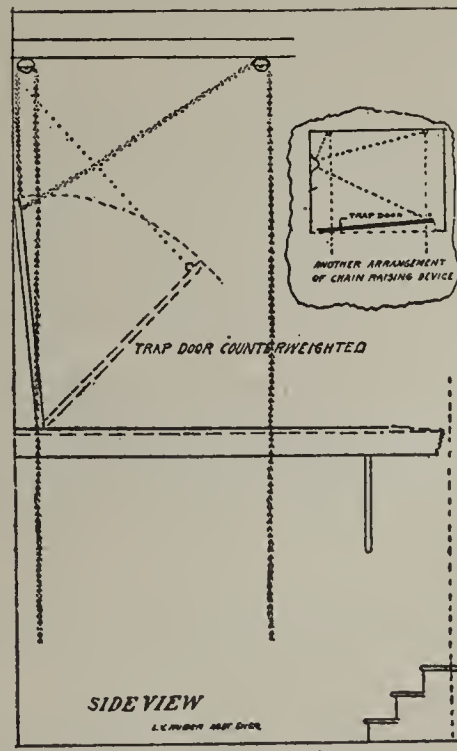
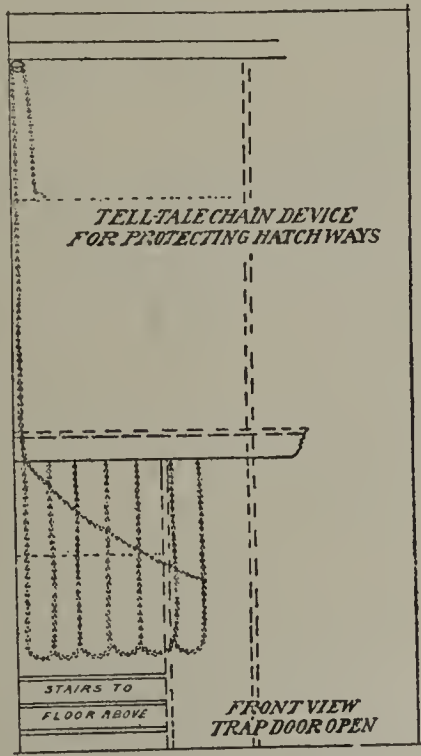
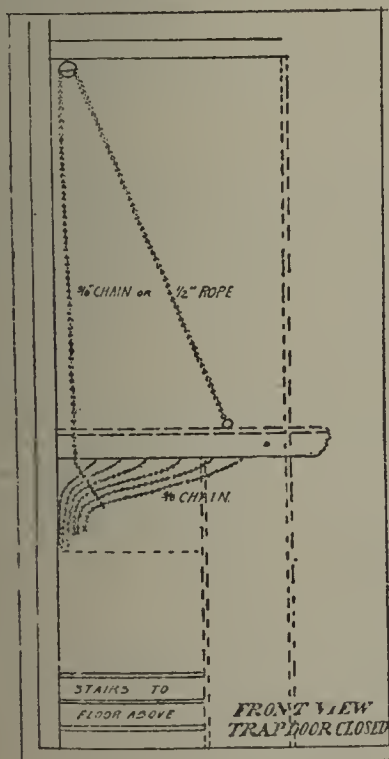
WILLIAM J. O'GORMAN, Secretary.

RULES

HATCHWAY PROTECTION.

The board of appeals, in acting on Cal. 1690-18-A, adopted a resolution in relation to the protection of hoistways over the entrance to stairways. This resolution permitted tell-tale chains to be provided instead of the customary bulkhead or platform. The accompanying diagrams show the method of operating the tell-tale chains. These chains have links

$\frac{5}{8}$ in. in width and a bar diameter of $\frac{1}{8}$ in. The normal position of the chains when the trap door is closed is pulled up against the ceiling and side wall. When the trap door is opened, the loop ropes sustaining the chain drop down and the chains form a curtain across the entrance doorway and across the foot of the stairs.



RULES

"STANDPIPE"- "FIRELINE" RULES ADOPTED JUNE 27, 1922

AMENDED MAY 18, 1928

[281-22-SR]

Rule 1. PLANS. A preliminary set of paper plans and cross sections, drawn clearly and distinctly, to a scale of $\frac{1}{4}$ -inch or, by permission of the Fire Commissioner, $\frac{1}{8}$ -inch to the foot, for each proposed standpipe (fire line) installation or alteration, shall be submitted to and approved by the Fire Commissioner before the work in connection with the installation is started. Such preliminary plans shall show the size and location of the standpipe (fire line) risers, size and location of siamese and cross-connections, valves, tanks and connections, pumps, hose stations, lengths of hose, etc., and the location of stairways and enclosing partitions in relation to the standpipe risers and hose stations. From these approved preliminary plans, three sets of plans on cloth, in clean and clear detail, shall be filed for final approval by the Fire Commissioner. A certified copy of approved plans shall be forwarded to the Bureau of Buildings by the Bureau of Fire Prevention. Such application and specification forms as may be prescribed by the Fire Commissioner shall accompany preliminary plans. If an automatic sprinkler system is provided throughout the building or in any portion of the building, the plans shall include a note to that effect.

Rule 2. APPROVAL. Before acceptance all standpipe (fire lines) shall be tested, for at least one hour, under a hydrostatic pressure of not less than 300 pounds per square inch at the street siamese, and at each pump supply level, or such additional pressures as may be required to give 100 pounds at the highest hose outlet supplied by such pump, except that when a change is made in a source of supply, or minor changes are made in an existing equipment previously approved, the system shall be tested to a pressure sufficient to give 50 lbs. per sq. in. at the highest story hose outlet. These tests to be made in the presence of a representative of the Fire Prevention Bureau.

No valves, risers, or other material portions of any standpipe (fire lines) equipment shall be covered or permanently concealed until tested and approved, in writing, by the Bureau of Fire Prevention.

When entirely completed in accordance with the approved plans, and as per test herein provided for, application shall be made to the Bureau of Fire Prevention for inspection of the completed installation. When the standpipe equipment is approved, the applicant will be so advised, in writing, by the Bureau of Fire Prevention.

When deemed necessary by the Fire Commissioner, sectional diagrams of the standpipe (fire line) equipment in buildings of large area or height, not more than three in number and printed on cloth in size not less than $8\frac{1}{2} \times 11$ in., shall be filed by the applicant for the use of fire companies in the district in which the premises are located.

Rule 3. STANDPIPE-FIRE LINE CERTIFICATE. The engineer, superintendent or persons in charge of the standpipe-fire line system in all buildings exceeding eighty-five feet in height shall be registered, and submit to an examination in the Fire Department. Upon evidence of fitness to properly operate and maintain the standpipe system he shall be granted a Certificate to that effect. The certificate shall contain the full name and a small photograph of the holder.

Day and night service shall be maintained in all buildings exceeding 250 ft. in height in which there is a fire pump.

Theatre buildings provided with fire pumps shall have at least one certified operator on duty during every performance. Buildings of large areas, industrial plants, amuse-

ment parks, etc., shall have at least one certified operator on duty when deemed necessary by the fire commissioner.

Rule 4. MONTHLY INSPECTION. All valves, hose, tools and other auxiliary fire appliances shall be kept in perfect working order, and at least once a month the person holding certificate of fitness shall make a thorough inspection of all the fire appliances to see that they are in perfect working order and ready for immediate use by the Fire Department. Fire pumps shall be tested every 30 days by the person holding the certificate of fitness.

He shall also instruct all employees under his charge in the use and practice of all auxiliary fire appliances. A detailed record of each inspection shall be kept on the premises for examination by a representative of the Fire Department.

All standpipe equipment in buildings exceeding 85 ft. in height shall be subject to a flow test with a pressure of not less than 50 lbs. at the top floor outlet, at least once in every two years, test to be conducted in the presence of a representative of the Fire Department.

Rule 5. APPROVED DEVICES. All devices approved for use in new standpipe fire line equipments shall bear the manufacturer's name and the date of and the number of the approval. Certified copies of the approval, working drawings and photographs of the device approved, shall be submitted to the administrative authority having jurisdiction for preservation as records and reference data.

Rule 6. ELEVATOR IN READINESS. In every building exceeding 150 feet in height at least one passenger elevator and in buildings in course of construction a hoist or elevator shall be kept in readiness for immediate use by the Fire Department during all hours of the night and day, including holidays and Sundays, and a man competent to operate the elevator shall be present at all times.

Rule 7. AREA OF BUILDINGS. For the application of Section 581 of Chapter 5 of the Code of Ordinances the area of a building shall be taken as the area within the exterior walls, or the area between fire walls.

When the fire walls are constructed in accordance with Section 371, Chapter 5 of the Code of Ordinances, and all openings are protected on both sides of fire wall or walls with automatic fireproof self-closing doors, the area within such fire walls or exterior walls and a fire wall, shall be considered a separate building.

Rule 8. HEIGHT. The term "height" as applied to a building or structure, as described in Chapter 5, Code of Ordinances, means the vertical distance measured in a straight line from the curb level, to the highest point of the roof beams in the case of flat roofs, and to the average height of gable in case of roofs having a pitch of more than 20 degrees with a horizontal plane.

Rule 9. STANDPIPE EQUIPMENT shall consist of a system of piping connected to one or more approved sources of water supply and provided with sufficient number of hose outlets and hose located as hereinafter set forth, to make possible the covering of every portion of each floor area with a standpipe hose stream, except that where the 1st story or basement or both are occupied as stores without connection or communication with the entrance hall or stair enclosure to upper stories, the Fire Commissioner may permit the omission of standpipe protection in such stores and, if so omitted, may prescribe such portable protection as he may deem necessary. Cellars, sub-cellars, basements, etc., shall be protected in the same manner as the stories above.

RULES

Every standpipe (fire line) equipment shall be a Standard Wet System, except as hereinafter provided for:

(a) In any building not exceeding 40 feet in height, and 20,000 sq. ft. in area, a four-inch street supply system having one four (4) inch direct connection to a street main fed two ways or having one 4-in. direct connection to each of the two street mains on two street fronts, each main so fed that the shutting off of one main will not interfere with the supply of the other main, may be installed, provided there is a sufficient pressure in the street main or mains to maintain a minimum of twenty-five (25) pounds per square inch static pressure at the highest hose outlet.

Evidence establishing the fact that water main conditions and pressures are as required shall be submitted to the Fire Department.

Rule 10. CLASSIFICATION OF STANDPIPE-FIRE LINE EQUIPMENTS. For the purpose of these rules standpipe equipments shall be classified as:

(a) Standard Wet System in which the pipes are of sizes as specified in Section 581 of the Building Code, and in which the system is at all times filled with water from at least one standard source of supply.

(b) Four-inch street connection system, in which the pipes are of sizes as specified in Section 581 of the Building Code and the system is at all times filled with water from one or more 4-in. diameter direct connections to public water mains in the street.

(c) Automatic dry systems, in which the pipes are of sizes as specified in Section 581 of the Building Code, and are normally dry, the system being connected to a source of water supply controlled by an automatic dry pipe valve as defined elsewhere in these rules.

Rule 11. TANKS ABOVE ROOF. Construction shall be as per Section 428 of the Building Code and tank structure and supports shall be approved by the Superintendent of Buildings. The covers of all unenclosed standpipe tanks shall be conical in shape and protected with a type of roofing approved by the Superintendent of Buildings.

Rule 12. RESERVE FOR STANDPIPE. Gravity roof tanks, except as otherwise required by Rule 83, shall contain not less than 3,500 gallons of water at all times, reserved solely for standpipe fire line purposes.

When a gravity tank is to be used for both standpipe and house supply, the connection for the latter shall be made through the side of the tank above the level of the required standpipe reserve. This type of house and standpipe supply tank is preferred and recommended.

When two gravity tanks are used, one for standpipe fire line service and the other for the house supply, the house supply tank may be so arranged that it can only be filled by an overflow from the tank used for standpipe fire line purposes.

Rule 13. STANDPIPE AND SPRINKLER SUPPLIES. Standpipe and sprinkler supply shall not be taken from one tank unless there is available 5,000 gallons of water for the standpipe system which shall be in excess of the amount of water required for the sprinkler system. Standpipe supply shall be taken from the uppermost portion, and through the side of the tank, or through the bottom, provided that portion of the pipe within the tank is of brass or other non-corroding material.

Rule 14. BUILDINGS IN GROUP UNDER THE SAME OWNERSHIP AND OPERATION:

One gravity tank of at least 5,000 gallons water capacity to supply the largest unit of a group of separate and distinct buildings operating under one ownership, and located at such elevation that the bottom of the tank will be at least 20 feet above the roof of the highest building of the group, will be accepted as an adequate tank supply for the entire standpipe equipment, provided a dead riser is carried down from the bottom of the tank to an underground header system having a Post Indicator control valve for each building

unit, the P. I. valves to be located as the Fire Commissioner may direct.

Rule 15. UNDERGROUND PIPING. All underground piping shall be extra heavy cast iron installed in accordance with the standard specifications of the American Water Works Association: for 4-inch lines Class C requirements shall be used, 6-inch Class D, 8-inch Class E.

Rule 16. ADDITIONAL TANKS. When, in his opinion, the area covered is excessive or the occupancy is such that an unusual fire hazard is introduced, the Fire Commissioner may require additional protection in the nature of additional tank or tanks located remote from any other standpipe tank, or additional water supply in the main gravity tank, or a fire pump and suction tank of size and capacity to be determined by the Fire Commissioner or the Board of Standards and Appeals, or a combination of any of the foregoing supplies.

Rule 17. STANDARD SOURCE OF SUPPLY. Gravity tank located so that the bottom of same will be not less than 20 feet above the roof level and of a capacity as stated elsewhere in these rules and directly connected with the standpipe equipment by pipes of the same diameter as that of the largest riser.

Rule 18. TANK FEED. Tanks shall not be fed through the standpipe fire line, but shall be fed through a separate line at least 2 inches in diameter, discharging into the top of each tank above the overflow level through the side or through the bottom, that portion of the pipe within the tank to be of brass or bronze. An electric or steam pump of sufficient capacity to deliver at least 65 gallons of water per minute at the tank shall be provided, or if the pressure in the service line is sufficient and the plumbing is such that a minimum of 65 gallons of water per minute may be delivered to the tank, connection to the house water service main in the basement, cellar or lowest story may be used instead of pump.

The sprinkler and standpipe tanks may be fed from a common source of supply, either a pump or a direct service main connection, when a ball (float) valve is provided for each tank. Floats shall be of copper.

Rule 19. OVERFLOW. An overflow of diameter at least as large as that of the fill line shall be provided for each roof standpipe tank. The overflow line from all intermediate tanks shall be at least 6 inches in diameter. It may be run through the bottom of the tank, provided it is of brass or bronze and has no joint inside of the tank, otherwise it must be brought through the side of the tank, 3 inches below the top (of sides). Overflows shall terminate in a 90 degree elbow not more than 24 inches above the roof.

Rule 20. EMERGENCY DRAIN. There shall be provided for each tank an emergency drain not less than 4 inches in diameter connected directly to the bottom of the tank or to the standpipe supply line above the tank check, and terminating not less than 30 inches nor more than 4 feet above the roof in a horizontal run. Emergency drain shall be provided with a 4-inch O. S. & Y. gate valve located in a readily accessible position not more than 4 feet above the roof.

Rule 21. ELEVATION OF TANK. The bottom of each gravity tank used for standpipe fire line supply shall be at least 20 feet above the level of the roof. When the area of a pent house exceeds 50% of the roof area or when it exceeds an area of 2,500 sq. ft., the bottom of the tank shall be required to be not less than 20 ft. above the level of the pent house roof. In existing standpipe equipment the bottom of the gravity standpipe tank shall not be required to be more than 20 feet above the outlet in the highest story.

Rule 22. PYRAMID OR TOWER ROOFS. Where the roof of the building is designed so as to finish in a

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pyramid or tower form, the gravity tank shall be elevated as high as practicable, within the pyramid or tower. Provided, however, that in all cases, the gravity tank is not less than twenty (20) feet above the hose outlet in any room or space occupied other than for tank houses, elevator machinery or machine shop for repairing elevator machinery. Fire appliances, as may be required by the Fire Commissioner, shall be provided in such tank houses, elevator machine rooms, etc.

Rule 23. ACCESS TO TANK. Access to the top of each standpipe tank shall be provided by means of an iron gooseneck ladder of substantial construction and rigidly braced. Access to the tanks on theatre building shall be from the stage level to the roof by means of double-rung ladders set at an angle of not more than 70°, with intermediate landings every 12 ft. or less.

Rule 24. HIGH AND LOW WATER ALARM. Every gravity tank hereafter installed for standpipe fire line purposes shall be equipped with an electric closed circuit high and low alarm as provided under Rule 88, in order that it may be determined at any time whether or not the required standpipe reserve is in the tank, except when the house supply is taken from the tank, or where the house supply tank can only be filled from an overflow of the standpipe fire line reserve tank, a high and low alarm need not be provided when an automatic tank filling pump is installed.

Rule 25. CHECK VALVE. There shall be provided in a horizontal run of pipe in the top story stair enclosure or in a heated enclosure on the main roof, in the line connecting the standpipe tank with the standpipe riser, an approved type swing check valve opening downstream toward riser, except that where a siamese connection has been omitted, under these rules, no check valve shall be required. An O. S. & Y. gate valve shall be provided on each side of the check valve and shall be sealed open in an approved manner.

Rule 26. HEATING OF TANKS. All tanks used for standpipe supply purposes shall be heated by means of steam supplied through a brass coil with brass fittings and of a type and radiating surface as prescribed by the Board of Standards and Appeals. The heater shall be fed through a 1¼-inch steam line with a 1-inch return, separately trapped. The water in the tank shall be maintained at a temperature above 40° F.

Tanks in hotels, hospitals, institutes or similar buildings using the tank supply seven days a week supplying both standpipe and house service lines shall not require heating. If in an adequately heated enclosure, interior heating of tanks shall not be required.

Rule 27. LOWEST SUCTION TANKS. Tanks shall have at least 10,000 gallon effective water capacity as specified in Schedule A, reserved for the lowest fire pump use exclusively and shall be constructed of steel or reinforced concrete, located below the grade, or lowest story, if there is no cellar under the building. The Fire Commissioner may permit suction tanks to be located in a separate enclosure or building provided they are accessible and when, in his judgment, such location will be more practicable. House supply tanks may be connected to the fire pump suction line, provided an O. S. & Y. gate valve, sealed closed, shall be provided on such house supply lines.

Rule 28. LOWEST TANK SUPPLY. The lowest suction tanks shall be fed by a connection at least 4 inches in diameter taken directly and independently from the public street main. The supply shall be not less than 750 gallons a minute, and shall enter the suction tank above the top or through the side near the top of the tank and shall be controlled by suitable bronze ball cock and copper float.

Rule 29. SUPPORT FOR TANKS. Tanks of more than 500 gallons capacity hereafter placed in or on any building shall be supported on masonry, reinforced concrete or steel construction of sufficient strength and carried to a proper foundation as provided for in section 428, Chapter 5 of the Code of Ordinances.

Rule 30. INTERMEDIATE TANKS. The location of intermediate tanks hereafter installed shall be determined

and directed by the Fire Commissioner and as prescribed in Schedule A. Each such tank shall have at least 5,000 gallons of water reserved exclusively for fire line and pump purposes. The bottom of each tank shall be at least 20 feet above the highest outlet supplied therefrom. The method of water supply to tanks, the overflow, the high and low water alarm, the emergency drain, etc., shall be as prescribed for tanks above the roof except that the overflow and emergency drain shall be connected to the drainage system of the building or discharge on intermediate levels.

The connection of the tank to the system shall be as hereinafter set forth:

Piping of the same diameter as the riser shall connect the tank with the riser of the portion of equipment supplied from that tank and in this connecting line in a horizontal run there shall be placed an approved swing check valve opening downward, and two O. S. & Y. gate valves, one at each side of the check valve. Each tank section shall be directly connected to the tank section above by means of piping of the same diameter as that of the largest riser and in a horizontal connecting line shall be provided an approved swing check valve opening upward, with an O. S. & Y. gate valve, at each side of the check valve, in order that water pumped into the siamese connection may enter the entire equipment of the building, and that each tank will supply only its portion of the system.

Rule 31. VALVES. All valves controlling standpipe water supply except valves at hose outlets shall be iron body brass mounted, or cast steel designed in accordance with specifications of the American Society of Mechanical Engineers, gate valves shall be of Outside Stem & Yoke type, and shall be located in an accessible position. All emergency control valves 6 inch and larger shall be of the by-pass type.

Rule 32. PIPING. Materials of Construction. All new piping for standpipe fire lines shall be of genuine full weight wrought iron or steel and properly tested by the manufacturer to withstand the required water working pressures. All pipes shall be lapwelded. Where working pressures are in excess of 150 lbs. to the square inch extra heavy cast iron, malleable iron or cast steel valves, and fittings constructed in accordance with the specifications of the American Society of Mechanical Engineers, able to withstand the required water working pressure shall be provided. The standard weight fittings and valves may be used where the pressure is not more than 150 lbs. per sq. in. Fittings in horizontal runs shall have long turns. All underground piping shall be of extra heavy cast iron as required by Rule 15.

The water working pressure on piping, valves and fittings shall be determined by the total head of water plus 50 pounds at the top floor hose outlet plus a factor of safety of at least 50 per cent. Specifications as to the construction and water working pressure of all piping, valves and fittings shall be marked on plans filed with fire commissioner.

Rule 33. CONSTRUCTION. Each standpipe fire line riser shall be supported at the bottom and at every other (alternate) story, and shall be properly braced. Horizontal lines shall be supported by standard heavy wrought or malleable iron hangers attached to or extending around and over floor beams at intervals of not more than 8 ft., and at more frequent intervals if deemed necessary by the Fire Commissioner and shall be securely braced to withstand vibration. Hangers may be supported by straps or bars extending over and around bars of at least 1 in. in diameter and 12 in. in length embedded in concrete floors parallel to and at least 2 in. from the undersurface or by approved malleable iron concrete inserts. The arrangement of lines must be straight and as direct as practicable. Offsets will be permitted only when unavoidable or where necessary to install horizontal check valves. Except where flange fittings and pipes are permitted elsewhere in this rule, all joints shall be screwed joints made up thoroughly water tight with red lead, litharge and glycerine, or compressed graphite lead and boiled linseed oil, or any joint compound that shall be approved by the Board of Standards and Appeals.

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In horizontal runs of piping of standpipe fire line systems, if larger than 4 in. in diameter, fittings and valves may be of the flange type, provided flange faces are machined true and smooth and do not show rings, sand holes or other imperfections. All joints shall be provided with proper copper gaskets.

All standpipe (fire line) equipments shall be installed in a workmanlike manner.

Rule 34. PROTECTION OF FIRE LINES. Standpipe lines when not located within a fire protected stair enclosure shall be protected against interior fire damage by means of at least one inch asbestos covering, or a covering of expanded metal lath and three-quarters inch Portland cement plaster or by a 2 in. terra cotta block encasement.

Rule 35. FROST PROTECTION. Standpipe lines shall be properly protected from freezing in the following manner:

One wrapping of tar paper equivalent to Asphalt Saturated Wool Felt paper weighing 12 lbs. per 100 sq. ft.

Three (3) layers of standard 1 in. high grade "long cows' hair" felt interposed and covered with one (1) layer of builders' paper equivalent to red rosin sized sheathing paper weighing 40 lbs. per 500 sq. ft.

One (1) covering of 8 oz. canvas, painted with two (2) coats of waterproof paint.

All wrappings to be independently applied and securely fastened in place with heavy jute twine. Circumferential and longitudinal joints to have at least a 2 in. lap staggered with adjacent layers and opposing leakage to the hair felt.

In groups of pipes each water pipe is to be wrapped separately with the tar paper, but subsequent layers of felt and paper may be applied collectively if space does not permit of individual wrapping.

Where a heating pipe is one of the group, the wrapping should be applied so that the hot line would serve all pipes in the enclosure. The initial wrapping of tar paper around each water pipe should be applied with laps down and the whole group wrapped with tar paper with laps up. If due to the position of the hot line sufficient air space would not insulate the hair felt, then protection to be effected by suitable separators, or a wrapping of asbestos paper instead of the tar paper around the group.

On vertical pipes particular provision to be made to prevent slipping and tearing of insulation due to its weight.

To prevent slipping away of insulation at point of entrance of pipes into a tank, and to shed leakage from slip joints, a 16 oz. duck to be provided, doubled and securely fastened to bottom of the tank overlapping inside and outside the insulation of the group for a distance of 18 in. below the tank. This duck to be well coated with paint. Loose hair felt to be packed about connection at tank bottom to safeguard against settling.

Rule 36. NUMBER OF RISERS. Each building fronting on more than one street shall have at least one riser for each street front. For the application of this rule a corner building shall not be considered as facing on more than one street when it is on but one corner. In all cases regardless of area or location there shall be a sufficient number of risers, so that any portion of each floor area may be covered by the stream from a standpipe hose not exceeding 100 ft. in length.

Rule 37. FIRE TOWER RISER. Each standpipe riser shall be located within a stair enclosure and one riser must be located in main stairway or fire tower.

Where impracticable to locate a riser within the stair enclosure, the Fire Commissioner may permit it to be located immediately adjacent to a stair enclosure, public corridor or other suitable place.

Rule 38. HOSE STREAM ALLOWANCE. Not more than 10 feet will be allowed for the throw of hose stream, except where the static pressure at the hose outlet is 15 lbs. or more, when 20 ft. will be allowed.

Rule 39. SIZE OF CROSS-CONNECTION. Where there are two or more risers in a standpipe (fire line) equipment, all risers shall be cross-connected by piping of a diameter at least equal to the diameter of the largest riser, but in no case shall the cross-connection be less than five inches.

Rule 40. FIRE PUMPS. Where Required:

(a) In every building hereafter erected exceeding 250 ft. in height, as described in Schedule A, an electric centrifugal fire pump shall be kept in readiness for immediate use of the Fire Department during all hours of the night and day, including Sundays and holidays.

Rule 41. ARRANGEMENT AND SUPPLY OF FIRE PUMPS. Fire pumps shall be connected to the standpipe systems and have a capacity of 750 gallons of water per minute at a pressure of from 50 to 80 lbs. at uppermost hose outlet, fed from such pumps. Fire pumps shall draw from steel or reinforced concrete suction tanks. For the purpose of testing fire pumps a 4 in. diameter branch shall be taken from the discharge line at the pump side of the check valve and run to the suction tank over the side or through the side above the overflow level. From this branch there shall be taken a 4 in. line with an approved type pressure relief valve, extending to the tank in a manner similar to that of the 4 in. test line. In the 4 in. test line between the 4 in. relief branch and the tank there shall be placed an O. S. & Y. gate valve, which shall be kept closed except during a test of the fire pump. In the line from the fire pump to the standpipe risers and beyond the test branch there shall be placed an approved type check valve in a horizontal position and also an O. S. & Y. gate valve, the latter to be open except when the fire pump is undergoing test. A pressure gauge shall be provided and connected to the discharge line of the pump.

The piping connecting discharge from fire pumps shall be of same diameter as the main riser.

Rule 42. NUMBER AND LOCATION OF FIRE PUMPS.

SCHEDULE A

Height from Uppermost Hose Outlet to grade*	Total No. of Pumps Required	Approximate Location of Pumps			
		1st Pump	2nd Pump	3rd Pump	4th Pump
250' to 400'	1	Below grade level	Above level of First Pump	Above level of First Pump	Above level of First Pump
401' to 500'	2	Below grade level	200' to 250'		
501' to 600'	2	Below grade level	250' to 300'		
601' to 700'	3	Below grade level	200' to 250'	400' to 500'	
701' to 800'	3	Below grade level	250' to 300'	500' to 600'	
801' to 900'	4	Below grade level	200' to 250'	400' to 500'	600' to 750'
901' to 1000'	4	Below grade level	250'	500'	750'

*The uppermost hose outlet shall not include pent house outlet.

Rule 43. FIRE PUMPS IN BUILDINGS EXCEEDING 1,000 FEET. All buildings exceeding 1,000 feet from grade level to uppermost hose outlet shall be provided with a fire pump for every 250 feet of elevation above the centre line of the lowest pump.

Rule 44. TANK CAPACITIES. Suction tanks supplying the first or lowest pump shall contain not less than 10,000 gallons reserved for fire pump. Intermediate tanks and uppermost supply tanks for buildings between 250 and 400 ft. as described in above schedule shall contain not less than 5,000 gallons reserved for fire pump. Uppermost supply tanks on all other buildings shall contain not less than 3,500 gallons reserve for standpipe fire line. Suction tanks shall be of the open type.

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Rule 45. TANK STRAINERS. All supply tanks shall be provided with bronze strainers at pump and riser intake lines.

Rule 46. CENTRIFUGAL FIRE PUMPS. Fire pumps installed under these rules shall have a capacity of 750 G. P. M. and shall be of the multi-stage motor driven Centrifugal type designed, constructed and installed to render the highest possible efficient and reliable fire service.

The pump shall be located in a room of fireproof construction, properly ventilated, lighted and drained, enclosed in eight (8) inch brick or concrete walls with approved fire doors at openings and with fireproof floor and ceiling construction. If located in the lowest story of the building, the pump shall be placed on a foundation not less than one (1) foot in height. The pump room shall be readily accessible with safe egress for the attendant.

The pumping equipment shall be adaptable for heavy duty service having all parts of ample strength with liberal water passage and all working parts exposed to corrosion of phosphor bronze.

The pumps shall be fitted with fire fittings consisting of capacity name plate, pressure gauges, relief valves, hose manifold and three (3) approved 2½ in. hose valves with Standard Fire Department male threads. Fire pumps shall take suction supply under a head of water and in no case shall there be less than six (6) feet between water level in tank and centre line of pump.

The pump specifications shall be within the uniform requirements of "The National Standard" as adopted by the following associations:

Associated Factory Mutual Companies,
National Board of Fire Underwriters,

or as approved by the Board of Standards and Appeals.

Fire pumps to be designed to operate at not less than five (5) pre-determined speeds to give five (5) pre-determined pressures which will insure a maximum pressure of 80 lbs. and a minimum pressure of 50 lbs. throughout the building.

Fire pump equipment shall be so designed that it will operate normally at least five (5) speeds to provide a minimum of 50 lbs. pressure, and where more than one pump is required it shall be capable of pumping to the level of the next highest pump station in case of breakdown of intermediate pumping unit.

To provide for this standby service the fire pump shall run at nine (9) pre-determined speeds, namely, five (5) for continuous service and four (4) for standby service.

Rule 47. GENERAL SPECIFICATIONS. Pumping equipment shall be free from defects in design, workmanship and material and shall give proper and continuous operation under the conditions of service specified and shall be subject to approval of the Board of Standards and Appeals.

Materials entering into construction of this equipment shall be the best quality of their respective kinds and all parts shall be amply proportioned so as to be adaptable for heavy duty service.

CASING: Casing shall be of close grained cast iron and divided horizontally, and having suction and discharge connections in the lower half, so that the top casing can be removed without breaking water connections. Casing shall have in addition to flange bolts, additional heavy bolts inside of flange to prevent leakage between stages. Casing shall be tested and guaranteed to withstand pressure 50% in excess of working pressure.

SHAFT: Shaft shall be made of best grade nickel steel and shall be ground all over to close limits and a high finish.

IMPELLERS: Impellers shall be of the enclosed type of best grade of phosphor bronze finished all over.

WEARING RINGS: Shall be of phosphor bronze and of renewable labyrinth or other equal type. Impeller wearing rings shall be securely attached to impeller, and casing ring shall be securely locked in the casing.

SHAFT SLEEVES: Shaft sleeves shall be of bronze and extend through stuffing boxes to protect the shaft from corrosion and wear from the packing.

BEARINGS: Bearing brackets shall be of the best grade of close grained cast iron and securely bolted to the lower half of the casing.

Bearing brackets shall contain cast iron bearings lined with high grade babbitt and shall be removable. Each bearing shall be equipped with two oil rings to insure proper lubrication.

COUPLING: Coupling shall be of best grade cast iron finished all over and keyed to shaft. The two halves shall be connected by coupling pins, transmitting power through rubber bushings, vulcanized on steel sleeves.

STUFFING BOXES: Stuffing boxes shall be of sufficient depth to prevent excessive leakage and shall contain water seal rings of bronze.

PACKING: Packing shall be held in place by bronze glands horizontally split and bolted together.

BED PLATE: Bed plate shall be of cast iron of heavy box type and provided with finished pads to which the pump is bolted and doweled. Foundation bolt rings shall be drilled for foundation bolts. Jack-screw pads to be cast with bed and jack-screws furnished to assist in aligning. Bed plate shall be provided with ample drip rims, drilled and tapped for piping connections on both ends.

PAINTING: Pumps shall be painted, filled, rubbed down to an even surface and finished with a drab steel-color machine paint, and the inside of the oil reservoirs in the bearing brackets to be painted white with a special oil-resisting paint.

TESTING: Pumps shall be tested at the plant of manufacturer to prove that they can fulfill requirements of specifications and guarantees made.

Rule 48. SPECIFICATIONS FOR ELECTRICAL CONTROL AND OPERATION OF FIRE PUMPS.

MOTOR: (a) Direct-current motors must be of the shunt or cumulative compound wound types. The speed of the motor at no load must not exceed the speed at full load by more than 10%.

Alternating current motors shall be of a slip ring type that will surely start and attain full speed under the current supply conditions where pump is to be installed. Approval of fire pump installations will be contingent on proper attention being given to the features mentioned herein.

(b) With a room temperature not exceeding 40 deg. C., motors shall be designed for a temperature rise not exceeding 40 deg. C. when carrying their rated full load continuously and shall also be able to run continuously with an overload of 15% without stress and without injurious rise in the temperature. Motors shall be able to withstand under the above room temperature an overload of 25% for 2 hours or a momentary overload of 50% without injury. No electrical or mechanical weakness should develop during these tests. The rise in temperature shall be measured in accordance with the Standardization Rules of the American Institute of Electrical Engineers.

Motors shall be of such capacity that at rated voltage 115% of its full load ampere rating will not be exceeded under any conditions of pump load.

(c) Motor and control apparatus must be protected from water coming from possible leakage, or breakage of any connection at the pump or other piping in its vicinity, including hose lines which may be connected to the pump.

(d) Motor windings shall be thoroughly impregnated with an insulating compound suitable for resisting moisture.

(e) Bearing shells and caps for motors shall be of the split type on at least the driving end, to permit removal and replacement without disturbing the motor or shaft after installment.

VARIABLE SPEED CONTROL OF MOTORS shall be provided except for fire pumps in theatres as required under Rule 86. Not less than five stages of speed variation will be permitted.

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AUTOMATIC STARTERS will not be permitted except as provided for under Rule 86 (Theatres, etc.) of Standpipe Fire Line Rules.

CONTROLLING EQUIPMENT: The following specifications cover the construction and installation of controlling equipments of manually operated devices for the control of electric motors driving fire pumps.

In materials, details of construction, test and installation, except as modified or supplemented by these requirements, all parts of the equipment shall comply with Chapter 9 of the Code of Ordinances.

All equipments shall be specifically approved for fire pump controlling purposes.

DESIGN: (a) The design of all parts must be such as to secure simplicity, strength, durability and ease of operation.

(b) All parts must be mounted on one or more panels of slate, marble or other approved material, supported in a substantial manner on an iron frame, and the entire equipment must comply with the requirements for switchboards in Chapter 9 of the Code of Ordinances.

(c) All parts, such as bearings, cams and latches, the operation of which is liable to be interfered with by corrosion, must be made of phosphor bronze or similar metal, except where magnetic qualities are essential. Springs must be of phosphor bronze or similar metal, or protected against corrosion in an approved manner.

OPERATING MECHANISM: (a) The operation shall be such that the motor is directly started by a single lever, which shall be arranged to move in one direction from the initial to the final position.

(b) Electrical actuating devices will not be approved.

(c) Where direct current is used, an auxiliary field resistance shall be provided which can be used to increase the motor speed 10 per cent.

RESISTANCES: Starting resistances must be, unless inside of the motor, of the grid type, and comply with the requirements of starting duty rheostats as given in Chapter 9 of the Code of Ordinances.

OVERLOAD PROTECTION: (a) Each motor lead must be protected by a circuit-breaker. With direct current motors, leads must be protected by a single-pole circuit-breaker in each lead, or by an approved double coil, double pole circuit-breaker so designed that each pole must be closed independently of the other.

(b) Circuit-breakers to be calibrated to 400 per cent. of normal motor current.

(c) No fuses nor other overload release devices except circuit-breakers are permitted, except in instrument and pilot light leads.

WIRING: All wiring shall be installed in rigid iron conduit.

SWITCH: An approved knife switch for independent sources of supply must be provided, having one pole for each supply wire in circuit.

PILOT LAMP AND INSTRUMENTS: (a) A pilot lamp connected on the motor side of the circuit-breaker must be provided to indicate the presence of voltage on the line.

(b) A voltmeter and ammeter must be provided and suitably mounted and connected as a part of the control equipment.

MARKING: (a) A name plate must be provided giving the name of the manufacturer and the rating of the equipment in volts and amperes.

(b) All line and motor terminal connections must be suitably marked so that they can be readily identified.

CONTROL PANEL: The control panel shall be constructed of a high grade of electrical slate or marble or other approved material.

The supporting frame shall be so arranged that the bottom of the panel will not be less than 24 inches above the floor.

INSTALLATION OF APPARATUS: The control panel shall be located close to and within sight of the motor. If a pump room used for no other purpose and containing no other apparatus except the fire pump, its motor and its accessory appliances is provided, the controlling equipment shall be placed in this room.

The control panel shall be so protected that it will not be injured by water escaping from pump or connections.

Except where special permission is granted by the Fire Commissioner the controlling equipment shall be protected from mechanical injury by one of the following methods:

(a) Grille or lattice partitions so placed as to completely enclose the control panel and starter.

(b) The entire equipment of the panel and starter may be enclosed at the sides, front, back and top in a thoroughly substantial, ventilated sheet iron or steel cabinet of not less than No. 12 U. S. metal gauge in thickness with hinged doors with glass panel in front of pilot light. When panel is in a fireproof room and not subject to mechanical injury an enclosing cabinet shall not be required.

TEST OF EQUIPMENT: The entire equipment shall be subject to test and inspection by representatives of the Fire Commissioner.

POWER SUPPLY: Where the power supply can be obtained from two separate street feeders, two separate and distinct services shall be installed.

Where current is taken from an underground Edison three-wire system and the power lines are protected by approved conduit from a point where they enter the building to the control panel in the pump room, it will be considered an acceptable source of power supply.

Isolated Plant: Where the source of supply is an isolated plant located in the building an auxiliary service of sufficient capacity shall be obtained from some outside source.

Transmission Lines: (a) The lines between the power plants and the pump room must be of such number, so arranged and so located that there will be small chance of an interruption of service to the motor, due to accident to the lines. All wiring in the pump room must be in approved conduit.

Where the valves involved are large and the crippling of this pump service would seriously affect the protection of the property, at least two separate lines from the power plant or plants to the pump installation shall be provided. The lines must be run by separate routes or in such manner that a failure of both at the same time will be only a remote possibility.

(b) Each line between the power plant and pump room shall be of such size that its safe carrying capacity as given in Chapter 9 of the Code of Ordinances will not be exceeded by the load carried.

Where direct current motors are used, the voltage at the motors must not drop more than 5 per cent. below the voltage rating of the motors when the pumps are being driven at rated output, pressure and speed, and the lines between motors and power stations are carrying their peak loads.

When alternating current motors are used, the voltage at the motors under these same conditions must not drop more than 8 per cent. below the voltage rating of the motors.

(c) The overload protective devices at the power plants, and where provided at various points on the lines, must be of such rating and so set that they will open the circuit only under short circuit conditions.

Approved fuses may be used, if desired, except for the protection of the pump motor where circuit breakers are required. The fuses, however, must be of such size that an overload or short circuit at the motor or its control apparatus will not cause them to open the circuit, but instead, the circuit breaker protecting the motor.

TRANSFORMERS: Where it is necessary to install transformers they shall be installed in accordance with Chapter 9 of the Code of Ordinances.

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Rule 49. **SIGNALLING DEVICES.** All buildings where variable speed control of fire pump motors is required shall be equipped with an approved coded closed circuit signalling system. The signalling stations shall be located one on each floor at main riser. This system shall be so arranged that a coded signal can be transmitted to the pump rooms. An eight-inch gong shall be provided in all pump rooms and at such other locations as the Fire Commissioner may direct. All apparatus used in connection with the signalling system shall be of an approved type and installed as outlined in rules governing the installation of interior fire alarm systems.

At alternate signal sending stations there shall be provided an approved closed circuit strap key enclosed in a sheet metal box equipped with a paracentric Fire Department lock and approved hinges.

The strap key shall be connected in series with the box circuit of the signal sending station.

A card of instructions shall be placed in the pump room giving code numbers of signalling stations, the pressures obtainable at different speeds of the motor and such other information the Fire Commissioner may direct.

Rule 50. **RELAY STANDPIPE SYSTEM.** All buildings hereafter erected exceeding 400 ft. from grade to highest hose outlet shall be provided with an intermediate combination gravity and suction standpipe supply tank and a fire pump as required under Schedule A.

Each tank shall have at least 5,000 gallons of water reserved for the fire lines and shall be connected to fire line system as described in Rule 30 for intermediate tanks except that in addition to the requirements of Rule 30, there shall be provided a long turn by-pass 8 inches in diameter around the tank check valve and the O. S. & Y. gate valves. An 8-inch O. S. & Y. gate valve SEALED CLOSED shall be provided in the by-pass line.

Each tank shall be provided with overflow and emergency drain lines as required in Rules 19 and 20, except that such lines shall drain to roofs of set backs on building, or into house drain lines providing the house drain line or lines are equal in sum total to the sum total in diameter of the drain lines.

The fire pump shall have a capacity of not less than 750 gallons of water per minute and shall deliver through the standpipe main feed riser at a pressure not less than 50 lbs. to the square inch at the highest hose outlet fed by said pump.

All fire pumps shall be located on a raised base at least 24 inches above the floor and on the floor below the supply tank, with the suction line as direct as practicable.

The pump discharge line shall be connected to the main feed riser feeding up, and outside the horizontal tank check valve line, and the upward swinging check valve in the main riser. An O. S. & Y. gate valve shall be provided at a point between the pump discharge connection and the upward swinging check valve SEALED OPEN.

The fire pump and motor shall be located in a watertight room as close to fire tower as practicable, properly drained by a 3-inch line to house drain or scuppers in exterior wall. The electric switch controlling the motor shall be marked on panel "FIRE PUMP SWITCH" in 1 inch white letters on a red background.

Rule 51. **NUMBERING ON VALVES.** All gate valves on tanks, fire lines and pumps shall be numbered by 3-inch red metal disc with white numbers 2 inches high secured to wheel of valves.

Rule 52. **PUMP ROOM DIAGRAM.** A white and black print drawn to a scale of one-quarter inch to the foot shall be provided in a glass frame showing the tank, fire pump, all pipe lines and valves. The number of each valve shall be shown in addition to purpose of each water line.

The print shall include instructions as to method of

starting and operating pump, closing main line, gate valve and opening by-pass valve.

Rule 53. **FIRE LINE TELEPHONE.** In all buildings where a variable speed control of fire pump motors is required there shall be provided a multiple telephone system with a master telephone in each pump room, and in the main lobby and individual telephones located on alternate floors near the main fire line riser.

The operation of the system shall be such that any individual telephone may call and converse directly with any master telephone. The master telephones may call and converse directly with each master telephone.

A six-inch vibrating call bell shall be located at the master telephones.

The master telephones in pump room below grade level shall be equipped with a loud speaking receiver so that the voice can be clearly and audibly heard at a distance of not less than fifteen feet from the receiver.

WIRING: The wiring for the telephone system shall not be smaller than No. 18 rubber covered wire installed in rigid iron conduit. The conduit system shall contain no conductors other than fire line telephone conductors.

The fire line telephone system shall be properly maintained and ready for use by the Fire Department at all times.

Rule 54. **MAIN LINE EMERGENCY CONTROL VALVES IN BUILDINGS OVER 400 FEET IN HEIGHT** (per Schedule A). At the base of the main feed riser or below the hose outlet valves on the first story; at each pump room elevation, and at each approximate one-third the height above the fire pump elevations and the pump or roof tank next above, there shall be provided O. S. & Y. emergency control valves in the main feed riser properly numbered and shown on the fire pump blue print heretofore described.

Rule 55. **EMERGENCY TOOL BOX.** Where fire pumps are required under these rules there shall be provided in each pump room an emergency fire department tool box, painted a fire department red, with 3-inch white letters reading, "Emergency fire line tool box." The box shall be secured to the wall and be fitted with a fire department lock and contain the following:

- 1—3-foot Stillson wrench.
- 4—2½-inch plugs with pipe threads.
- 4—2½-inch caps with hose threads.
- 2—Spanner wrenches of Fire Department pattern.
- 4—2½-inch double female hose connections, with Fire Department threads.

Rule 56. **EMERGENCY AND TESTING HOSE.** Where fire pumps are required under these rules there shall be provided in each pump room not less than two 50-foot lengths of rubber lined 2½-inch hose, of Fire Department quality, and one 1½-inch nozzle of controlling type. All couplings to be of Fire Department pattern and threads. Hose shall be supported by hooks secured to enclosure walls of pump room.

Rule 57. **LOCATION OF LOWER FIRE PUMP IN RELATION TO HORIZONTAL LINE CONTROL VALVES.** In a single main riser system the fire pump discharge line to riser shall be as short as practicable.

In a two (2) main riser system the pump discharge line to cross connection shall be located between the two risers. An emergency gate valve of the O. S. & Y. type, sealed open, shall be provided in the cross-connection on each side of the discharge line connection.

In a three (3) main riser system the pump discharge line shall be connected to the cross-connection on each side of the central riser. Three (3) emergency gate valves as above shall be provided as follows: One (1) at the base of the central main riser and one (1) on each side of the discharge line connection on the riser side.

In a four (4) main riser system the pump discharge line to the cross-connection shall be centrally located so as to

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provide two risers on each side of pump connection. An emergency gate valve shall be provided in the cross-connection on each side of the discharge connection.

In a five (5) main riser system the pump discharge line shall be connected on each side of the third, or central riser, and shall be provided with gate valves located as described in a 3 riser system.

In a six (6) main riser system the pump discharge line shall be centrally located so as to provide three risers on each side of pump connection and shall be provided with gate valves located as described in a two and four riser system.

For the purpose of this rule a main riser is any vertical riser other than a branch riser with not more than three (3) hose outlets above the cross-connection.

Rule 58. EMERGENCY SAFEGUARDS. For the purpose of prolonging the use of the standpipe fire lines in case of failure or break, it is necessary to provide and properly locate emergency gate valves of the O. S. & Y. type as follows:

Rule 59. EMERGENCY VERTICAL LINE CONTROL VALVES. All standpipe fire line systems hereafter installed in buildings over four (4) stories or 50 ft. in height, and up to 400 ft., as described in Schedule B, shall be provided for as follows: In each riser an O. S. & Y. gate valve shall be provided below the first story hose outlet. If the interior stairway extends from hallway on first story to cellar the gate valve shall be located within the stairway enclosure below the first story level.

A two-way 2½-inch hose outlet tee with two 2½-inch approved valves, one of which may be capped, shall be provided in all main risers 6 ft. to 7 ft. above floor or stair landing level of first story with the O. S. & Y. control valve below the outlet tee.

Where a single main riser system or a main riser feed system is installed and the uppermost hose outlet exceeds 150 ft. above grade level there shall be provided in each riser O. S. & Y. gate valves, in addition to the gate valve below the first story hose outlet at approximately the level above grade hereafter specified.

SCHEDULE B

Height from Uppermost Hose Outlet to Grade	Total Number of Valves Required	Approximate Location of Valves Above Grade					
		1st Valve	2nd Valve	3rd Valve	4th Valve	5th Valve	6th Valve
150' to 200'	2 to 3	Below the 1st outlet	75'	150'			
200' to 250'	2 to 3	"	75'	150'			
250' to 300'	3 to 4	"	75'	150'	225'		
300' to 400'	4 to 5	"	75'	150'	225'	300'	

Rule 60. UPPER CROSS-CONNECTION EMERGENCY CONTROL VALVES. When a two (2) main riser system is installed there shall be provided O. S. & Y. emergency gate valves between the risers in each cross-section, located within the stairway enclosure when practicable, or as near the door to main stairway of fire tower as practicable, and where the uppermost hose outlet exceeds 150 ft. above grade, the risers shall be provided with O. S. & Y. gate valves as described in Schedule B.

Where a three (3) main riser system is installed there shall be provided O. S. & Y. gate valves between any two of the risers in each cross-connection and one in the central riser at each cross-connection.

Where a four (4) main riser system is installed there shall be provided O. S. & Y. gate valves in each cross-connection between the 2 central risers, so as to provide 2 risers on each side of control valves.

Where a five (5) main riser system is installed there shall be provided O. S. & Y. gate valves between the second and third central riser in each cross-connection and one in the central riser at each cross-connection as described in a 3 riser system.

Where a six (6) main riser system is installed there shall be provided O. S. & Y. gate valves centrally located in each cross-connection so as to provide 3 risers on each side of gate valve—as described in a two and four riser system.

Rule 61. LOWEST CROSS-CONNECTION CONTROL VALVES. When the building is provided with a fire pump as required by the Rules the gate valves required in the lowest cross-connection shall be located as described under location of Fire Pumps and Horizontal Line control valves.

Rule 62. FIRE TOWER RISER. Where the building is provided with an exterior enclosed fireproof stairway or fire tower the main riser shall be installed in such stairway and properly protected from freezing in accordance with these rules unless stairway is adequately heated.

Rule 63. VALVE SEALED OPEN. All O. S. & Y. gate valves shall be located in an accessible position and be sealed open in an approved manner.

Rule 64. LADDERS TO VALVES. Where the gate valve is more than 7 ft. above any floor or stair landing a single rung iron ladder with ½-inch rungs and not less than 10 inches between strings shall be provided at each gate valve properly secured at top and bottom.

Rule 65. VALVE SIGNS. Where the gate valves on the upper cross-connections are not located in the stair enclosure, a sign with red background and white letters not less than 3 inches high shall be painted on the face of the wall within the stairway enclosure on the story where the gate valve is located, which shall read as follows: "STANDPIPE CONTROL VALVE NO. 0 IN LOFT."

Where a standpipe riser is located in a fire tower a sign with red background and 3-inch letters as above shall be painted on the wall at fire tower exit door, which shall read: "STANDPIPE IN TOWER," except on that story on which the emergency control valve is located, there the sign shall read: "STANDPIPE CONTROL VALVE NO. 0 IN TOWER."

Rule 66. VALVES NUMBERED. All emergency control valves shall be numbered by means of a metal disc not less than 3 inches in diameter painted red with a white number not less than 2 inches high and shall be secured to wheel of valve by chain or metal clamp.

Rule 67. FIRE LINES PAINTED. All standpipe lines not located within a stairway enclosure or public corridor and including the siamese connection street riser wall collars and caps shall be painted a Fire Department red.

Rule 68. SIAMESE CONNECTIONS FOR FIRE DEPARTMENT USE. Each standpipe system shall be provided with one or more approved type 3 inch x 3 inch inlet siamese connections for use by the Fire Department as hereinafter set forth. When a building faces on but one street and has a frontage of less than 250 ft. and requires but one four (4) inch diameter standpipe riser one siamese connection shall be provided; where the street frontage exceeds 200 ft. in length and requires but two four (4) inch diameter standpipe risers two siamese connections shall be provided for each 200 ft. of street frontage or fraction thereof. Buildings exceeding 250 ft. in height shall have not less than two siamese steamer connections for each riser and buildings not more than 250 ft. in height shall have at least one siamese connection for each 6 inch riser. Buildings having frontages on more than one street shall have a siamese connection on each street front when the frontage is not continuous but in all cases where more than one siamese connection is required they shall be properly distributed, and not grouped, as the Fire Commissioner may direct.

Rule 69. SIAMESE HEADERS. Siamese headers shall be independent of each other and lead, as direct as

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practicable, to riser or cross-connection header. There shall be at least 2 siamese for every 8-inch riser and at least 1 siamese for every 4 or 6 inch riser. Where there are more than one riser, the siamese headers shall divide on each side of any emergency control valve in the cross-connection, and such headers shall be equal in sum total to the sum total of all risers on either side of the emergency control valves.

No siamese header shall be larger than 6 inches. Siamese risers, when extending through sidewalk, shall be of bronze or fitted with a brass sleeve, packed with a waterproof compound between sleeve and riser.

Rule 70. SIAMESE OMITTED. Any building, other than theatre with stage, not over 45 feet in height shall not be required to have a siamese connection except when such building is on a water-front or when it is one of a group of buildings and has a cross-connection to the standpipe equipment in one or more of the other buildings.

Rule 71. LOCATION. Each siamese connection placed on the street front of a building shall be located not less than 18 inches and not more than 36 inches above the sidewalk level and shall be set in a horizontal position and shall be readily accessible for Fire Department use. Each siamese shall have cast in the body on top or on wall plate, in letters at least 1 inch in length and not less than $\frac{1}{8}$ inch in depth, the word "STANDPIPE."

The piping connecting the siamese with the standpipe equipment proper shall be not less than 5 in. in diameter where there are two or more 4 in. risers and not less than 6 in. in diameter for risers of 6 and 8 in. diameter. When there is but one 4 in. riser, connection from siamese may be 4 in. in diameter.

Rule 72. SIAMESE CHECK AND DRIP. In each line between the siamese connection and the standpipe system there shall be placed an approved type swing check valve located where practicable within 10 feet from the building wall. Between the siamese and its check valve there shall be placed a $\frac{3}{4}$ -inch automatic ball drip of an approved type which will close under a pressure of not more than 7 lbs. per square inch.

Rule 73. SIAMESE CONNECTIONS FOR FIRE-BOAT USE, EXCEPT WHERE THE SOURCE OF SUPPLY IS FROM THE STREET MAIN DIRECT. Siamese connection on piers or warehouses, etc., intended for fireboat use exclusively shall be $3\frac{1}{2}$ in. x $3\frac{1}{2}$ in. at inlets with Fire Department female thread. Between siamese and the system proper there shall be an approved type swing check valve, and between the check valve and the siamese either a $\frac{1}{2}$ -in. open drip without valve or cock, or a $\frac{3}{4}$ -in. automatic ball drip of approved type closing under a pressure of not more than 7 lbs. per sq. inch. Where systems have both fireboat and shore siamese the shore siamese shall have male connections and shall be without clappers, but shall have on each inlet a 3 in. gate valve with Fire Department male thread for hose connection. Check valve shall not be provided for the land end siamese.

Rule 74. HOSE OUTLETS. When practicable all hose outlets shall be placed within a stair enclosure. They shall be $2\frac{1}{2}$ in. in diameter, set not less than 5 ft. nor more than 6 ft. above the floor or landing as the case may be. Outlets and racks shall be located above the floor or landing and shall not be over a run of stairs or in a stair well. When impracticable to place hose outlets within the stair enclosure, the Fire Commissioner may permit them to be located immediately adjacent to a stair enclosure, in a conspicuous place, in which case there shall be painted upon the stair side of the wall of the stair enclosure a conspicuous sign in letters not less than 8 in. in height indicating the location of the outlet. Where there is a 4-in. riser system its termination above roof shall be a $2\frac{1}{2}$ -in. outlet hose valve properly capped.

Rule 75. MAIN ROOF OUTLETS. All 6 and 8-inch main riser systems which extend to intermediate or the highest roof level shall be provided with not less than three $2\frac{1}{2}$ -inch hose valve manifolds with male threads. Roof outlets shall be located not less than 24 in. nor more than 5 ft. above the roof and each valve shall be provided with regulation $2\frac{1}{2}$ -in. Fire Department caps. Where roof outlets cannot be located within a heated stair enclosure, the control valve shall be located below the roof and shall have a long stem extending above the roof with a wheel handle at the upper end. Between the long stem valve and the roof outlet there shall be a $\frac{1}{2}$ in. open drip extending to a sink or a $\frac{3}{4}$ in. automatic ball drip of approved type.

In buildings not exceeding 40 ft. in height hose outlets above roof shall not be required.

Rule 76. SPANNER WRENCH. A spanner wrench may be provided at each hose outlet valve, such wrench shall be of the gooseneck Fire Department pattern.

Rule 77. BRANCH LINE SIZE. No branch line may be less than 4 in. in diameter, except that any branch from a riser or cross-connection to but one hose outlet may be $2\frac{1}{2}$ in. if not over four (4) feet in length, and may be 3 in. in diameter if not more than twenty-five (25) feet in length.

Rule 78. NOZZLES. All $2\frac{1}{2}$ -in. fire hose shall be provided with approved smooth bore nozzles 15 in. in length, the outlet at the tip to be not less than 1 in. nor more than $1\frac{1}{8}$ in. in diameter.

Rule 79. HOSE. Each outlet other than the roof outlet shall have attached thereto $2\frac{1}{2}$ in. unlined linen hose, except that in buildings or premises that do not contain occupancies storing, handling or using inflammable motion picture films or nitro cellulose products, and which are not classified as hazardous, the Fire Commissioner may permit in addition to the $2\frac{1}{2}$ -inch outlet and hose the installation of $1\frac{1}{2}$ in. unlined linen hose and valve. There shall not be more than 100 ft. of hose at any outlet, as required by Section 581, Chapter 5, Code of Ordinances. No single length of hose shall be less than 50 ft.

All hose used in connection with the standpipe fire line system shall be at least equal in material and construction to the type of hose bearing the approval label of the National Board of Fire Underwriters.

Rule 80. COUPLINGS. Hose couplings for standpipe shall be equal to hose couplings of the regular Fire Department pattern and thread.

Rule 81. RACKS. All standpipe hose shall be suspended from racks of stamped steel, malleable iron or other metal equal thereto, of approved swing type, so designed and constructed that they will permit of ready and easy release of hose for use. The racks shall be supported securely and substantially from standpipe risers or wall, except that where a cast nipple of non-corroding material is screwed into the hose outlet valve the rack may be suspended from said nipple. The minimum thickness of nipple to be $\frac{5}{16}$ in. In no case will automatic racks be permitted.

Racks shall be not more than 7 feet 6 inches above the floor.

Rule 82. HOSE CABINETS. Hose racks may be installed in cabinets, provided the cabinets are conspicuously located within a stair enclosure, and are of a size sufficient to accommodate the entire equipment and permit of easy handling of hose and operation of valve.

In theatres cabinets may be permitted outside of stair enclosures, provided they are conspicuous, and that during performances the cabinets are illuminated by means of an electric lamp placed inside. Each cabinet shall have a clear

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glass door (one panel only) without lock and shall have the words "FIRE HOSE" painted on the glass in letters not less than 2½ inches in height.

Rule 83. REGULATION AND REDUCTION OF PRESSURES. All buildings hereafter erected over 250 ft. in height and which do not exceed 400 ft. in height from the grade to highest hose outlet shall be provided with a roof gravity tank of not less than 5,000 gallons.

Where the above described height exceeds 400 feet, fire pump and suction tanks shall be provided as described under Schedule A.

Where the pressure on any hose outlet valve exceeds 50 lbs. either approved outlet pressure reducers, set as prescribed by the Chief of the Fire Department, or the Board of Standards and Appeals, shall be provided at such outlets.

Rule 84. BUILDINGS IN COURSE OF ERECTION. In buildings in course of erection standpipe fire lines shall be carried up with each story after the structure reaches the 7th story or a height of 85 ft., and there shall be provided an outside siamese pumper connection in a proper and accessible place. Regulation hose outlets on each story above the 2nd shall be provided as the work progresses. Hose outlets shall be provided with male threads of Fire Department pattern, with hose and nozzle attached, to at least every second outlet. The top and bottom of each riser and all cross connections shall be securely capped at all times during the progress of the work except when work on the standpipe fire line is in progress at that point. Temporary standpipe risers used in construction work and not less than 3 inches in diameter for buildings, not exceeding 400 ft. in height, and of larger diameter, in buildings exceeding 400 ft. in height, when maintained to supply water at all times, may be accepted in lieu of the regulation standpipe, provided it is equipped with hose outlets, hose and siamese as required above.

Elevators or hoists shall be provided as required in Rule 6.

Rule 85. PLACES COVERING LARGE AREAS. Ship yards, oil storage plants, amusement or exhibition parks or other enclosures when deemed necessary by the Fire Commissioner shall have one yard hydrant and hose for each 20,000 sq. ft. of area, but in no case shall there be more than 250 ft. distance between hydrants. Hydrants and sufficient approved hose and a smooth bore 1½-inch Underwriters playpipe shall be placed in an approved hose house, painted red, with words "FIRE HOSE" in 6-inch white letters on door. Where the area exceeds 20,000 sq. ft. and not exceeding 40,000 sq. ft. in area, a gravity tank of at least 20,000 gallons capacity, elevated 50 ft. above the yard, or 25 ft. above the highest structure in the yard, or a fire pump of at least 1,000 gallons a minute capacity, with a suction tank of at least 25,000 gallons capacity, or river suction supply shall be provided. Plants exceeding 40,000 sq. ft. in area shall be provided with a fire pump of not less than 1,000 gallons per minute capacity, suctioning from a tank or sump of at least 30,000 gallons capacity. The Fire Commissioner may permit suction from a river or well if in his opinion the required quantity of reasonably clean water may be obtained thereby, except that where river suction is proposed and standpipe primary water supply is taken from street main, approval of the proposition shall be obtained also from the Department of Water Supply, Gas and Electricity. In addition to yard hydrants, the Fire Commissioner may require one Monitor nozzle with remote control for each 40,000 sq. ft. of area or fraction thereof when in his opinion an unusual hazard exists or may exist. Monitor nozzles shall be located as ordered by the Fire Commissioner.

Standpipe risers may be connected to yard hydrant systems when such systems are provided with gravity tanks in accordance with this rule, or when same conforms with Rule 9. Subdivision A (city main connection).

Yard hydrant systems connected to city main shall be provided with Post Indicator valve located in an accessible posi-

tion. The Post Indicator valve shall be sealed or locked open and be painted a Fire Department red.

Yard hydrant systems with more than one hydrant shall not be connected to City mains outside of the high pressure fire service area, unless approved by the Board of Standards and Appeals.

Provision for steamer connections, fireboat connections, pressure reliefs and general layout of plant standpipe systems shall be made by the Fire Commissioner as his judgment may dictate for each individual case.

Fire extinguishing equipments in addition to the foregoing shall be prescribed by the Fire Commissioner for all oil storage plants, oil refineries, fire work plants and other plants when deemed by the Fire Commissioner as presenting unusual fire hazards.

Rule 86. THEATRES, ETC. In every theatre or opera house or other building used for theatrical or operatic purposes or amusement purposes as per Section 520, Chapter 5, of the Code of Ordinances, the standpipe fire line equipments in addition to the tank shall also be supplied by approved electric pump or pumps having a capacity of at least 250 gals. per minute at 100 lbs. per square inch in buildings without occupancy above the roof and at 125 lbs. per square inch pressure in buildings having any occupancy above the auditorium roof. Power for pumps shall be supplied by electric motors of sufficient horsepower to drive pump without sign of overload. Pumps shall be bypassed to suction tanks, as provided for elsewhere in these rules under FIRE PUMPS. Pumps shall suction from steel or reinforced concrete tanks of not less than 5,000 gallons water capacity. Pumps shall deliver initial supply of water and shall be connected to an approved electric device which, upon a reduction of pressure below the allowable minimum, will automatically start the pump and, upon a restoration of the required pressure, will automatically shut off the pump. The automatic starting device shall be set to cut in at 60 lbs. pressure and to cut out at 80 lbs. pressure. In addition to the automatic starting device there shall be provided a hand starter for emergency use and there shall also be provided a pressure gauge on the panel board.

Rule 87. STREET MAIN CONNECTIONS. Subject to the requirements of the Department of Water Supply, Gas and Electricity, the size of each standpipe connection to a street main shall be not less than 4 in. in diameter and shall have a conveniently accessible control valve in the line at or near the curb or when practicable in a more remote location. The control valve shall be fitted with a frost and waterproof box not less than 4 ft. nor more than 6 ft. below the curb with a fixed stem extending to a compartment at the level of the sidewalk. The cover shall be bolted to the casing, and shall be so marked as to be quickly located and to indicate the purpose of the valve. The valve shall be of an indicating pattern, operating by a special socket wrench approved by the Department of Water Supply, Gas and Electricity. The water meters used in standpipe fire line supplies shall be of approved type allowing free flow of water. Supply through the meter shall be checked against the Fire Department Siamese Supply and against tank supply.

Where, due to the presence of a vault under the sidewalk and extending to within 18 in. of the curb, it is impracticable to install a control valve box at the curb, there shall be placed in the feed line from the main a control valve located not more than two feet from the point of entry.

Rule 88. HIGH AND LOW WATER ELECTRIC ALARMS. The high and low water electric alarm for gravity tanks shall be so constructed and arranged that a decrease in the quantity of water below the required fire line reserve shall cause an alarm to be given in either the pump room or engineer's room. An annunciator shall be provided in connection with the alarm system. The high

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and low tell tale electric devices for gravity tanks shall be so constructed that they will not be affected by moisture and the parts shall be heavy and rugged. The level of the water in the gravity tank shall be indicated by an approved device.

The audible signalling device for high and low water electric alarm shall consist of vibrating gong of at least 6 inches diameter of the enclosed type and arranged for conduit installation, the same to be operated automatically. The control cabinet shall be arranged for conduit installation and shall be located in the engineer's room or pump room where it will be under supervision of the person in charge of the standpipe supply.

All wiring shall be installed in rigid conduits and the installation shall be in accordance with the provisions of Chapter 9 of the Code of Ordinances. Control panels must be approved by the Board of Standards and Appeals.

The following sources of energy may be employed and are given in their order of preference:

1. Public utility electric light and power systems.
2. Independent electric generating plants.
3. Storage batteries in duplicate.
4. Primary batteries of closed circuit type.

When the system is connected to a 110 volt lighting service a suitable cut-out is to be provided and it shall be enclosed in a locked or sealed metal cabinet. The connection to system shall be the first connection on the house side of and as near as practicable to the meter. When batteries are used to operate the system they shall be placed in an approved cabinet provided with a lock and key.

Rule 89. DRY PIPE VALVE. A dry pipe valve shall be taken to mean a valve automatically controlling the water supply of the standpipe system in such a manner that under normal conditions its piping system will be maintained dry, but in the event of a hose valve being opened, the dry pipe valve automatically releases the water into the standpipe system.

In refrigerating plants or in unheated buildings, piers or warehouses where wet lines are impracticable, dry pipe valves may be installed.

Type A, in which the valve is actuated by the release of compressed air in the standpipe system due to the opening of a hose valve; and Type B, in which the valve is actuated by an approved trip under electrical control of an approved non-coded or coded closed circuit system operated from the control station at each hose outlet. Dry pipe valve shall be located as near as practicable to the standpipe system, in an enclosed place, protected from mechanical injury and freezing.

When Type A valve is installed the air pressure in the standpipe system under such dry pipe valve control shall not exceed 40 lbs. per sq. in. nor be permitted to fall below 25 lbs. per sq. in. nor shall it be less than one-sixth of the water pressure in any case. Not more than 16 hose outlets shall be supplied through one dry pipe valve. The air compressor shall have a capacity of not less than 11 cu. ft. per minute, and the air supply for the pump shall be taken, if possible from a room containing dry air, or it shall pass through a drying chamber containing calcium chloride in order to avoid the introduction of moisture into the system.

A closed circuit alarm shall be provided in connection with each dry pipe valve installation; the electrical layout shall be approved by the Fire Commissioner.

Rule 90. MONITOR NOZZLE. Monitor nozzles shall be so constructed and designed that they may be moved in both vertical and horizontal arcs, and shall be so located that streams may be brought to bear on all portions of the plant or building within the effective radius of stream play and such other exposing properties as may be within this radius. They shall be supplied from connections to the standpipe system not less than 4 in. in diameter with remote control.

Rule 90a. ROOF SETBACK HOSE OUTLETS. A

two-way hose outlet tee, with one outlet properly capped, shall be provided in the standpipe risers on floor level of any intermediate roof setbacks on all buildings exceeding one hundred feet in height when the following conditions exist:

1. When the building has a frontage of fifty feet or over.
2. And there are adjoining roofs, window openings or other exterior exposures within fifty feet of the roof parapet.
3. And the depth of the setback exceeds ten feet.
4. And the setback exceeds one hundred feet above grade level.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons of water for fire line.
2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.
3. A 4-inch emergency drain with gate valve.
4. House lines taken from outside of tank.
5. Tank properly heated and provided with overflow line.
6. Tank shall not be fed through fire line.
7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.
8. An iron ladder of substantial construction, properly braced, extending to top of tank.
9. At least one gate valve at the downstream side of tank check unless a gate valve has been installed on either side of check.
10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.
11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.
12. An open or automatic ball drip between the siamese check and siamese.
13. Approved 3 in. x 3 in. siamese, with approved caps.
14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.
15. The siamese street riser, wall collars and caps painted a Fire Department red.
16. Outlet pressure reducers on all hose outlet valves where the pressure exceeds 50 lbs. per square inch.
17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.
18. Fire lines shall be protected from freezing as specified in these rules.
19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.
20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

Rule 92. HOSE OUTLET VALVE. Hose outlet valves shall be 2½ in.

A—All hose outlet valves hereafter installed in buildings not exceeding 300 feet in height, or for the uppermost 300 feet in any building, shall conform to the following specifications:

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1. Valves shall have a clear waterway of at least 5 sq. in. in area.
2. They shall show not more than 5 lbs. friction loss for a flow of 300 gallons per minute.
3. They shall close tightly against 300 lbs. hydraulic pressure under normal working conditions.
4. They shall stand a hydrostatic pressure test of 750 lbs. per sq. in. for 30 minutes and not distort.
5. They shall stand the operation of full opening and closing 300 times under 150 lbs. pressure without leaking at stuffing box or seat.
6. They shall not be of cast or malleable iron.
7. Only angle globe valves shall be permitted.

B—Hose outlet valves hereafter installed in buildings exceeding 300 feet in height, except as provided for in Subdivision A, shall show not more than 5 lbs. friction loss for a flow of 300 gallons per minute; they shall close tightly against 500 lbs. hydraulic pressure under normal working conditions; they shall stand a hydrostatic test of 1,250 lbs. per square inch for 30 minutes and not distort; they shall stand the operation of full opening and closing 300 times under 250 lbs. hydraulic pressure without leaking at stuffing box or seat. They shall be of brass or best grade of valve bronze.

Straight-way gate valves may be submitted for test.

All hose outlet valves hereafter installed shall have cast in the body of the valve:

1. The manufacturer's name or trade-mark.
2. The working pressure of the valve.
3. The approval number of the Board of Standards and Appeals.

Not less than 2 approved hose valves shall be delivered to the office of the Board of Standards and Appeals, the weight and other general matter noted, and valves certified. One of the valves shall then be delivered to the office of the Fire Commissioner, with certified specifications.

Rule 93. SPECIFICATIONS. Siamese Connections.

Fire Department siamese connection shall be as herein-after stated in this rule.

1. The body of the siamese may be of cast iron, cast steel, brass or any other suitable metals of sufficient strength to comply with Item 8 of this specification. All movable parts, clappers, swivels and all bolts, washers, nuts, screws and pin bearings and all swivel bearings shall be of non-corrodible metal.

2. Clapper valve seats shall be made of non-corrodible metal and shall be machined to insure a tight seat for clapper valves.

3. Each inlet to siamese shall be provided with a clapper valve machined to a true face. Single clapper siamese connections shall not be permitted.

4. The inside diameter of valve seats shall not be less than the inside diameter of the hose couplings. The area of the waterway beyond the valve seats shall not be less than the combined areas of the waterways through the two valve seats. The area of the waterway of each inlet shall not be reduced by the clapper when in a position of maximum opening.

5. Clappers shall be so hung that when siamese connection is placed in a horizontal position the clappers will be seated.

6. Swivels, attached to the body of the siamese by means of a collar expanded cold or screwed into the body of the siamese, or with other bearing surface extending entirely around the opening and exerting uniform shear, will be approved if giving a strength sufficient to meet Item 8.

7. Clapper valves must of such design and area that a pressure of 100 lbs. per sq. in. on the standpipe side will not prevent their opening when the pressure on the steamer side is 150 lbs. They must be so hung that with a discontinuance of flow into the siamese through that inlet the valve will close, and that it will not close where there is an inward flow and the pressure on the inlet is 5 lbs. or more greater than the standpipe pressure.

8. Siamese connections must stand a hydraulic pressure test of 500 lbs. for 30 minutes under normal working conditions.

9. Clapper valves shall be tight for any pressure on standpipe side up to 300 lbs.

10. Approved caps or plugs must be provided to protect the threads of the inlets.

11. The inlet swivels to siamese connection shall be provided with threads to fit the Fire Department hose.

12. The word "STANDPIPE" shall be cast into the top of the body of the siamese or on wall plate, in 1 in. letters not less than $\frac{1}{8}$ of an inch in depth.

13. Where there is a fire boat siamese connection in the same system with a land end siamese connection, clapper valves shall be omitted from the land end siamese.

Saving Clause. All rules and regulations previously adopted and conflicting with these rules are hereby rescinded.

WILLIAM E. WALSH, *Chairman.*

WILLIAM J. O'GORMAN, *Secretary.*

RULES

COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

*Amended Resolution Adopted by the Board of Appeals,
March 16, 1920, Under Cal. No. 549-17-BZ*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	81
		Dismissed	34
		Denied	155
Cases filed up to May 30, 1928.....	493	Granted	2
		Granted on condition.....	255
		Appliances approved.....	24
Restored to calendar.....	48	Appliances dismissed, disapproved or withdrawn....	12
		Rules approved.....	2
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	112	Requests to reopen granted.....	97
Requests to amend.....	24	Requests to reopen denied.....	15
Requests for modification.....	6	Requests to amend granted.....	23
Requests to rescind.....	2	Requests to amend denied.....	0
Requests for extension of time.....	22	Requests for modification granted.....	3
Requests for extension of permit.....	4	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	2
Requests for approval of plans.....	14	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	20
Requests for interpretation.....	2	Requests for extension of time denied.....	2
Total	1396	Requests for extension of permit granted.....	3
Disposed of.....	751	Requests for extension of permit denied.....	1
Cases pending May 30, 1928.....	645	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	13
		Plans disapproved.....	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	2
		Requests withdrawn or dismissed.....	1
		Total	751

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter, as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 24

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, June 5, 1928, 10 a. m.

Minutes of Regular Meeting, June 5, 1928, 2 p. m.

"Standpipe"—"Fireline" Rules.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, June 12, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, June 19, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to June 6, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
517-28-SA.....	F.D.....	Jenkins 8" Swing Check Valve, Appliance
516-28-SA.....	F.D.....	Jenkins 6" Swing Check Valve, Appliance
515-28-SA.....	F.D.....	Jenkins 4" Swing Check Valve, Appliance
514-28-BZ.....	B.B.M....	56-70 Hudson st., Man., N. B. 278-28
513-28-S.....	F.D.....	1233 Second ave., Man., L. D. 35034
512-28-S.....	F.D.....	3801-3809 Queens blvd., L. I. C., Q., L. D. 33727
511-28-SA.....	F.D.....	"Genuine Detroit" Type "S" Anti-Syphon Valve, Appliance
510-28-BZ.....	B.B.B....	15-23 Bay Ridge ave., Bklyn., Applic. 8459-28
509-28-BZ.....	B.B.Q....	95-20 Roosevelt ave., Elmhurst, Q., N. B. 2827-28
508-28-S.....	F.D.....	268-270 W. 125th st., Man., L. D. 12033
507-28-A.....	F.D.....	1184 75th st., Bklyn., L. C. 17071
506-28-A.....	B.B.B....	2406-2424 86th st., Bklyn., Applic. 7734-28
505-28-A.....	F.D.....	206-208 W. 43rd st., Man., F-36996
504-28-A.....	B.B.B....	425-447 Coney Island ave., Bklyn., Decision
503-28-S.....	F.D.....	4-6 W. 37th st., Man., L. D. 24522
502-28-S.....	F.D.....	128-136 W. 31st st., Man., L. F. 27426 and 27427
501-28-BZ.....	B.B.Bx...	Southwest corner of Cedar ave. and West Tremont ave., Bx., N. B. 635-28
500-28-BZ.....	B.B.Bx...	Northwest corner of Bailey ave. and West Kingsbridge rd., Bx., N. B. 212-28
499-28-BZ.....	B.B.Bx...	Southeast corner of Undercliff ave. and 175th st., Bx., N. B. 634-28
498-28-A.....	F.D.....	8907-8917 Metropolitan ave., Middle Village, Q., Alt. 1225-28
497-28-S.....	B.B.M....	1-3 E. 35th st., Man., Alt. 1100-28
496-28-BZ.....	B.B.R....	1328 Richmond rd., Dongan Hills, Rich., N. B. 912-28
495-28-A.....	F.D.....	1652-1662 Pacific st., Bklyn., L. C. 9804
494-28-S.....	B.B.M....	115 W. 54th st., Man., Order

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn

B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, JUNE 12, 1928, 2 P. M.

Building Zone Cases.

48-28-BZ.	APPLICANT—Schreiber, Collins, Myers & Buchter, for Fort Lee Ferry Garage Co., Inc., owner. PREMISES—228-232 Nagle avenue, Manhattan. APPLICATION, under sections 7g and 21 of the building zone resolution, TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
71-28-BZ.	APPLICANT—Max Handel, owner. PREMISES—285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn. APPLICATION, under sections 7e and 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
97-28-BZ.	APPLICANT—Elizabeth Jackman, owner. PREMISES—102 Tapscott avenue, west side, 31 ft. 8½ in. south of East 93rd street, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a residence district the erection and maintenance of a chicken slaughter house.
98-28-BZ.	APPLICANT—Denis A. Harrington, Jr., for Hannah McMonagle, owner. PREMISES—866-874 Rogers avenue, west side, 91 ft. 2 in. north of Snyder avenue, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
1339-27-BZ.	APPLICANT—Harry Urquhart, for Israel Rosenblum, owner. PREMISES—1605-1611 Coney Island avenue, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a gasoline service station.
1356-27-BZ.	APPLICANT—Alfred J. Boulton, for John A. R. Duntze, owner. PREMISES—135-147 East 22nd street, east side, 275 ft. 6¾ in. south of Tilden avenue, Brooklyn. APPLICATION, under sections 7c and 21 of the building zone resolution, TO PERMIT, partly in a business district and partly in a residence district, also extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

CALENDAR

JUNE 12, 1928, 10 A. M.

Appeals from Administrative Orders.

- 58-28-A—Northwest corner of 150th street and Third avenue, Whitestone, Borough of Queens.
62-28-A—East side of Eastchester Creek and Northern Boundary Line, The Bronx.
82-28-A—115 Ocean avenue, Brooklyn.
8-28-A—1251 Washington avenue, The Bronx.
36-28-A—125 East 23rd street, Manhattan.
80-28-A—Northeast corner of Palo Alto avenue and 188th street, Hollis, Borough of Queens.
103-28-A—3868-3874 Park avenue, The Bronx.
1352-27-A—119 Fifth avenue, Manhattan.
1202-27-A—343-345 West 44th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 12, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1340-27-BZ—Application, December 23, 1927, under section 21 of the building zone resolution, of Erin Realty Corp., applicant and owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 4582-4588 Broadway, Manhattan.

CAL. NO. 5-28-BZ—Application, January 4, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Parkway Center Building Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 384-388 Hawthorne street, southwest corner of New York avenue, Brooklyn.

CAL. NO. 9-28-BZ—Application, January 5, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Stersal Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8131-8155 New Utrecht avenue, east side, 158 ft. $\frac{1}{4}$ in. north of 84th street, Brooklyn.

CAL. NO. 27-28-BZ—Application, January 13, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Saul I. Heller, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1976-1990 Stillwell avenue, northwest corner of 85th street, Brooklyn.

CAL. NO. 44-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Adamo Ottavino, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3601-3607 Snyder avenue, northeast corner of Brooklyn avenue, Brooklyn.

CAL. NO. 95-28-BZ—Application, February 1, 1928, under section 21 of the building zone resolution, of A. Berton Reed, applicant, on behalf of Kings Highway Congregational Church, owner, to permit in an "E" area and also a residence use district the erection and maintenance of a building less than 10 ft. from the street line and to occupy (including existing structures) more than 40 per cent. of a corner lot at a point 18 ft. above the curb level; premises 1714-1724 Avenue P and 1628 East 18th street, southwest corner, Brooklyn.

CAL. NO. 1167-27-BZ—Application, October 31, 1927, under section 7e of the building zone resolution, of Henry J. Nurick, applicant, on behalf of David Stahl, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles (previously dismissed for lack of prosecution); premises 287-289 Pacific street, north side, 125 ft. east of Smith street, Brooklyn.

CAL. NO. 375-23-BZ—Application, March 28, 1923; reopened by the board on May 8, 1928, under section 7c of the building zone resolution, of William F. Doyle, applicant, on behalf of William Hagedorn, owner, substituted for previous applicant and owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building, previously granted for a theatre building; premises 109 East Fordham road, The Bronx.

CAL. NO. 1237-27-BZ—Application, November 22, 1927, under section 21 of the building zone resolution, of Kate Ruchlis and Israel Berkenfeld, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

CAL. NO. 1171-27-BZ—Application, November 1, 1927, under section 21 of the building zone resolution, of Gardiner Conroy, applicant, on behalf of Sinking Fund Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 8414-8448 New Utrecht avenue, west side of New Utrecht avenue, 7 ft. $9\frac{3}{8}$ in. north of 18th avenue, Brooklyn.

CAL. NO. 1348-27-BZ—Application, December 29, 1927, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of Joseph Friedman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2753-2761 Coney Island avenue, southeast corner of Avenue Y, Brooklyn.

CAL. NO. 1293-27-BZ—Application, December 13, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants,

CALENDAR

on behalf of Daniel Halpern, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Rockaway boulevard and South 2nd street (83rd street), South Ozone Park, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

JUNE 12, 1928, 2 P. M.

Petitions for Variations.

- 37-28-S—125 East 23rd street, Manhattan.
- 107-28-S—37 West 47th street, Manhattan.
- 12-28-S—28-30 West 38th street, Manhattan.
- 1223-27-S—199 Sackett street and 192-196 Degraw street, Brooklyn.
- 1233-27-S—25 West 35th street, Manhattan.
- 13-28-S—26 West 38th street, Manhattan.
- 125-28-S—780-790 East 138th street, The Bronx.
- 79-28-S—751-753 Fourth avenue, Brooklyn.
- 137-28-S—324-328 East 108th street, 331-335 East 107th street and 2097-2103 First avenue, Manhattan.
- 141-28-S—12-16 John street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, JUNE 19, 1928, 2 P. M.

Building Zone Cases.

- 1261-27-BZ.
APPLICANT—Arverne Bay Construction Co., owner.
PREMISES—Southwest corner of Euclid avenue and Glenmore avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station and, also, a garage for the storage of more than five motor vehicles.
- 1322-27-BZ.
APPLICANT—Croker National Fire Prevention Engineering Co., for Daleson Realty Corp., owner.
PREMISES—8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 1325-27-BZ.
APPLICANT—AWK Realty Corp., owner.
PREMISES—1800 Bronxdale avenue, northwest corner of Bronxdale avenue and Morris Park avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 1326-27-BZ.
APPLICANT—John J. Dunnigan, for John H. Cordes and Amy B. Cordes, owners.
PREMISES—Southeast corner of Boston road and Herring avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1327-27-BZ.

APPLICANT—John J. Dunnigan, for John Restivo, owner.

PREMISES—1421 Needham avenue, north side, 226.20 ft. east of Fish avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of a building occupied in part of the first story as a store and as dwellings above.

1329-27-BZ.

APPLICANT—Cohen & Siegel, for Jerome-Van Wyck, Inc., owner.

PREMISES—137-08 101st avenue, southeast corner of Van Wyck boulevard, West Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

88-28-BZ.

APPLICANT—William F. Regan, substituted for Thomas B. Connelly, for Alex Tyszlowski, owner.

PREMISES—Northeast corner of Sutphin boulevard and Brinkerhoff avenue, Jamaica, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

93-28-BZ.

APPLICANT—Robert Gottlieb, for Adolph Weg, owner.
PREMISES—East side of Park avenue, 109.72 ft. south of East 172nd street, The Bronx.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five motor vehicles.

116-28-BZ.

APPLICANT—Edward L. Kelly, for Clifbert Realty Corp., owner.

PREMISES—865-867 Ralph avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

120-28-BZ.

APPLICANT—A. J. Burns, for Homack Construction Corp., owner.

PREMISES—North side of Lake street (41st avenue), 149 ft. east of Louona avenue (National avenue) and southeast corner of Roosevelt avenue (Grand avenue) and Louona avenue (National avenue), Corona, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a building for business use on first story and residence use above.

416-28-BZ.

APPLICANT—Fred F. French Co., for Tudor City Seventh Unit, Inc., lessee, for Renoclaf Realty Corp., owner.

PREMISES—312-324 East 42nd street, south side, 175 ft. east of Second avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

CALENDAR

TO PERMIT in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street wall in excess of the height permitted under the zone resolution.

569-27-BZ.

APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.

PREMISES—Southeast corner of Fourth avenue and 12th street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

1014-27-BZ.

APPLICANT—Alfred J. Boulton, for Rachel Salit and Pepie Kornreich, owners.

PREMISES—61-65 Quentin road and 176-88 Kings Highway, southwest corner of West 11th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

JUNE 19, 1928, 10 A. M.

Appeals from Administrative Orders.

43-28-A—132-136 Greene street, Manhattan.

59-28-A—175 Christopher street, Manhattan.

67-28-A—23-33 Meadow street, Brooklyn.

81-28-A—188 Bowery and 2-4 Spring street, Manhattan.

449-28-A—East 26th street to East 29th street, from First avenue to East River, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 19, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 46-28-BZ—Application, January 18, 1928, under section 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John Bahrenburg, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles and, also, the omission of the rear yard at the second story as required by the building zone resolution; premises west side of Bainbridge avenue, 295.31 ft. north of East 213th street, The Bronx.

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, appli-

cant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 1283-27-BZ—Application, December 8, 1927, under section 21 of the building zone resolution, of Robert E. Maloney, applicant, on behalf of Edlar Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1164 Intervale avenue and 1153 Tiffany street, southeast corner, The Bronx.

CAL. NO. 1298-27-BZ—Application, December 14, 1927, under sections 7b and 21 of the building zone resolution, of W. D. J. McCarthy, applicant, on behalf of Charles H. Hallock, owner, to permit the extension, from an unrestricted district into a business district, of a proposed building to be used as a gasoline service station and as a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Roosevelt avenue (Greenpoint avenue) and 51st street (Stone street), Woodside, Borough of Queens.

CAL. NO. 1320-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution, of Kleinert and Klie, applicants, on behalf of Julia A. Flanagan, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 665-675 73rd street, north side of 73rd street, 103 ft. 8 in. west of Seventh avenue, Brooklyn.

CAL. NO. 53-28-BZ—Application, January 19, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Eleanor J. Garrett, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8708-8712 18th avenue, northwest corner of Rutherford place, Brooklyn.

CAL. NO. 207-28-BZ—Application, March 7, 1928, under section 7g of the building zone resolution, of John J. Hefferman, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 329 Washington avenue, northeast corner of Harbor road, Mariner's Harbor, Borough of Richmond.

WILLIAM E. WALSH, *Chairman.*

CALL OF CLERK'S CALENDAR

TUESDAY, JUNE 26, 1928, 2 P. M.

Building Zone Cases.

91-28-BZ.

APPLICANT—Weeks Avenue Construction Co., Inc., owner.

CALENDAR

PREMISES—80-84 East 161st street and 850-864 Gerard avenue, southeast corner, The Bronx.

APPLICATION, under sections 7b and 7c of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building.

92-28-BZ.

APPLICANT—George F. Niebling, Jr., for Charles H. Zenner, owner.

PREMISES—6919 Woodhaven boulevard, southeast corner of Central avenue, Glendale, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

106-28-BZ.

APPLICANT—Horn & Ligeti, for Abraham Laschower, owner.

PREMISES—357-365 Beach 71st street and 7101-7105 Amstel boulevard, southwest corner, Arverne, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

113-28-BZ.

APPLICANT—Cohen & Siegel, for Mary Rodriguez, owner.

PREMISES—1615 White Plains road, west side, 47.21 ft. south of Baker avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1254-27-BZ.

APPLICANT—Philip J. Sinnott, for Smith-Stuart Corp., owner.

PREMISES—Northeast corner of White Plains avenue and Westchester avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

66-28-BZ.

APPLICANT—James Kearney, for Mary M. Shepherd, owner.

PREMISES—205-43 Hollis avenue and 109-42 Cross Island boulevard (Rosedale boulevard, 206th street), northwest corner, Hollis, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

68-28-BZ.

APPLICANT—Thomas W. Lamb, substituted for John Eberson, for Wilthan Realty Corp., owner.

PREMISES—1230-1248 Third avenue, 183-187 East 71st street and 182-184 East 72nd street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed theatre building.

83-28-BZ.

APPLICANT—Harry M. Peyser, for Abraham L. Cohen, owner.

PREMISES—1239 East New York avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a motor vehicle repair shop.

118-28-BZ.

APPLICANT—McCooley & Conroy, for Mosca Realty Corp., owner.

PREMISES—Northwest corner of Rockaway boulevard and Sutphin boulevard, Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

122-28-BZ.

APPLICANT—Nathan D. Shapiro and Brothers, for David Katz, owner.

PREMISES—523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

144-28-BZ.

APPLICANT—McCooley & Conroy, for Prospect Plaza Corp., owner.

PREMISES—348-358 Empire boulevard, south side, 60 ft. east of Nostrand avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

JUNE 26, 1928, 10 A. M.

Appeals from Administrative Orders.

1313-27-A—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

96-28-A—35 Wall street, 51-55 Exchange place and 11-23 Broad street, Manhattan.

112-28-A—170-194 Avenue X, Brooklyn.

128-28-A—761 Third avenue, Brooklyn.

136-28-A—263-281 Seventh avenue, 165-173 West 25th street and 158-162 West 26th street, Manhattan.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 26, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 47-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Adolph Weg, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast intersection of Bailey avenue and Bailey place, The Bronx.

WILLIAM E. WALSH, *Chairman.*

JULY 3, 1928, 2 P. M.

Petitions for Variations.

28-28-S—515 West 29th street, Manhattan.

111-28-S—23-25 Lafayette street (sixth story, west), Brooklyn.

152-28-S—1384-1388 Broadway, Manhattan.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 5, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, May 29, 1928, and the minutes of the regular meeting of the board held Tuesday afternoon, May 29, 1928, were approved as printed in the Bulletin, No. 23, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

449-28-A.

APPELLANT—McKim, Mead & White, for Bellevue and Allied Hospitals, owner.

SUBJECT—Request for preferential hearing—re appeal from decision of fire commissioner.

PREMISES AFFECTED—East 26th to East 29th street, from First avenue to East River, Manhattan.

APPEARANCES—

For Appellant: E. P. Rubillo.

ACTION OF BOARD—Request for preferential hearing granted and appeal set for hearing June 19, 1928, at 10 a. m.

THE VOTE TO GRANT EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

24-28-A.

APPELLANT—Wells & Newton Co., Inc., for Waldorf-Astoria, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—2-12 West 34th street, Manhattan.

APPEARANCES—

For Appellant: Charles Murphy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0

Absent 0

1317-27-A.

APPELLANT—Morris Whinston, for Meyer Cohen, owner.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—223 Waverly place, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

17-28-A.

APPELLANT—Popular Watch Crystal Co., for Diomed Realty Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—100 West 21st street, Manhattan.

APPEARANCES—

For Appellant: Henry A. Shapiro and M. Present.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Absent 0

THE RESOLUTION—

(17-28-A)

WHEREAS, Popular Watch Crystal Co., for Diomed Realty Corp., owner, filed, January 10, 1928, an appeal from an order of the fire commissioner, affecting premises 100 West 21st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 16, 1927, reads:

"1. Discontinue the storage of nitro-cellulose material, other than finished articles, on these premises."; and

WHEREAS, the building is non-fireproof, five stories in height, 183 ft. by 75 ft. and 149 ft., irregular, in depth; OCCUPIED: 1st story, stores; 2nd, 3rd and 4th stories, printing and dressmaking, 100 persons on each story; 5th story, printing, dressmaking and the manufacture of celluloid watch crystals, 100 persons; and

WHEREAS, the appellant claims that the building is equipped with an automatic sprinkler system; that not more than 25 pounds of nitro-cellulose material will be stored in a fireproof cabinet at the northwesterly corner of fifth story when not in use; furthermore, the appellant contends that the storage and workrooms are provided with concrete floors.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

52-28-A.

APPELLANT—Crocker Natl. Fire Prev. Eng. Co., for Lester Newman, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—34-22 35th street (formerly 318-328 Sixth avenue), Astoria, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(52-28-A)

WHEREAS, Crocker National Fire Prevention Engineering Co., for Lester Newman, owner, filed, January 19, 1928, an appeal from a decision of the fire commissioner, affecting premises 34-22 35th street (formerly 318-328 Sixth avenue), Astoria, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, dated December 22, 1927 (Plan No. 4087-27), reads:

"2. A 4" standpipe must be installed."; and

WHEREAS, the building is non-fireproof, one story (16 ft.) in height, 150 ft. by 100 ft. (15,000 sq. ft.) in area; OCCUPIED as a public garage, 2 persons; and

WHEREAS, appellant contends that the building is equipped with an approved one-source sprinkler system; that 50 per cent of the front of the building is constructed of steel frames and wire glass; that there are sand pails and three 2½-gallon chemical fire extinguishers distributed throughout the premises and that the building is under constant supervision by watchmen.

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Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension, and that the structure shall be equipped throughout with an approved two-source wet sprinkler system.

260-26-A.

APPELLANT—Charles B. Meyers, for J. Pollak, owner.
SUBJECT—Appeal from order of fire commissioner.
PREMISES AFFECTED—156-158 East 85th street, Manhattan.

APPEARANCES—

For Appellant: George L. Wells.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(260-26-A)

WHEREAS, Charles B. Meyers, for J. Pollak, owner, filed, March 26, 1926, an appeal from an order of the fire commissioner, affecting premises 156-158 East 85th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 17, 1927, reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at south side of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5, of the Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, four stories (45 ft.) in height, 47 ft. 8 in. by 65 ft. in area; OCCUPIED: 1st story, stores; 2nd and 3rd stories, upholstering, 11 persons on each story; 4th story, storage of furniture, no occupants; and

WHEREAS, the appellant claims that there are only three windows on each of the second, third and fourth stories on south side of the building affected by the order; furthermore, the appellant contends that the building is only four stories in height, with a small area and a non-hazardous occupancy.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only as long as conditions as to exposure remain unchanged and the building is not increased in height, area or dimension and that the occupancy and use remains unchanged.

34-28-A.

APPELLANT—Samuel Rosenblum, for Wachtell & Auslander, lessees.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—167 West 22nd street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0
Absent 0

THE RESOLUTION—

(34-28-A)

WHEREAS, Samuel Rosenblum, for Wachtell & Auslander, lessees, filed, January 16, 1928, an appeal from an order of the fire commissioner, affecting premises 167 West 22nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 31, 1927 (Order No. 27973-F), reads:

"Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at north and west sides of building, or other approved protection as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, four stories (41 ft. 6 in.) in height, 20 ft. by 40 ft. in area; OCCUPIED: 1st story, vacant; 2nd story, passementerie and printer, 3 persons; 3rd story, furriers, 9 persons; 4th story, furriers, 5 persons; and

WHEREAS, the appellant claims that there are only three windows on each of the second, third and fourth stories on north side of the building affected by the order; that there are no openings in the adjoining wall of the two-story building causing exposure at north which is used only for store and office purposes; and

WHEREAS, the appellant contends that the order was issued only on account of the slight (1 ft. 6 in.) excess height of the building above the height which does not require the windows to be protected.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only as long as the existing conditions as to exposure remain unchanged and the building is not increased in height, area or dimension, and that the use and operation of the premises remains substantially unchanged and that the occupancy shall be restricted to that stipulated under Cal. No. 950-24-S.

54-28-A.

APPELLANT—Celler & Kraushaar, for Queens Street Realty Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—14-40 Orchard street, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Samuel Rosenblum and Emanuel Zeller.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(54-28-A)

WHEREAS, Celler & Kraushaar, for Queens Street Realty Corp., filed, January 19, 1928, an appeal from an order of the fire commissioner, affecting premises 14-40 Orchard street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated December 20, 1927 (Order No. 30236-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½-inch regulation Fire

MINUTES

Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½-inch standard hose attached thereto.”;

and
WHEREAS, the premises consist of three interconnected structures; a five-story (79 ft.) fireproof building, a two-story (25 ft.) fireproof building and a one-story (13 ft. 2 in.) non-fireproof building; the five-story building having a frontage of 255 ft. 4 in. on Orchard street and a depth of 100 ft., approximately 23,000 sq. ft. in area; the two-story building having a frontage of 35 ft. and a depth of 100 ft., 3,500 sq. ft. in area; the one-story building, irregular in area, being 94 ft. 3 in. by 100 ft., approximately 8,300 sq. ft. in area; OCCUPIED: 14 Orchard street (two-story fireproof), offices, 25 persons per story; 16-40 Orchard street (five-story fireproof): 1st story, manufacture of corrugated paper boxes, 30 persons; 2nd story, manufacture of radio parts, 220 persons; 3rd story, office and radio cabinet storage, 50 persons; 4th story, assembling radios, 475 persons; 5th story, assembling radios and speakers, 450 persons; 37-39 Queens street (one-story non-fireproof), shipping radio sets, 10 persons; and

WHEREAS, appellant contends that the premises are equipped throughout by a two-source automatic sprinkler system and also with day and night supervisory watchman service; and

WHEREAS, these premises, together with the adjoining premises, were considered under previous action by this board as one group in single tenancy; and

WHEREAS, this order affects this particular building, which has a frontage of 255 ft. on Orchard street and 100 ft. on Queens street, not exceeding five stories in height.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the floor area as now subdivided and indicated on plans filed in this appeal shall remain substantially unchanged and that these premises shall be equipped throughout with an approved two-source wet sprinkler system and central office connection; that a watchman's service shall be organized and maintained; that all horizontal openings shall be equipped with approved fire door equipment; that any ramps making up the difference in level between intermediate floors shall be constructed of fireproof construction, and granted only as long as conditions as to occupancy and use remain substantially unchanged.

21-28-A.

APPELLANT—Celler & Kraushaar, for Queens Street Realty Corp., owner.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—332-346 Jackson avenue and 1-33 Queens street, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Samuel Rosenblum and Emanuel Zeller.

For Administration: Inspector Maher or fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0
Negative	0

THE RESOLUTION—

(21-28-A)

WHEREAS, Celler & Kraushaar, for Queens Street Realty Corp., owner, filed, January 10, 1928, an appeal from an order of the fire commissioner, affecting premises 332-346 Jackson avenue and 1-33 Queens street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated December 20, 1927 (Order No. 30237-F), reads:

“1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½-inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½-inch standard hose attached thereto.”;

and

WHEREAS, the premises in question consist of two three-story (47 ft.) in height, non-fireproof buildings; 1-33 Queens street and 332-346 Jackson avenue; No. 13 Queens street not being under consideration; 15 to 33 Queens street having a frontage of 160 ft. on Queens street and a depth of 100 ft. 2 in., approximately 16,000 sq. ft. in area; subdivided into two sections by a brick wall with fireproof doors at the openings therein, the maximum section being approximately 12,500 sq. ft. in area; 332-346 Jackson avenue having a frontage of 175 ft. on Jackson avenue and a frontage of 125 ft. on Queens street, approximately 20,000 sq. ft. in area; these two buildings are connected on the third story, only, by an opening having fireproof sliding doors on each side of said opening; OCCUPIED: 15-33 Queens street section: 1st story, manufacture of corrugated paper boxes, 20 persons; 2nd story, manufacture of furniture, 20 persons; 3rd story, storage of furniture, no occupancy; Jackson avenue section: 1st story, office, storage and manufacture of furniture, 25 persons; 2nd story, manufacture of furniture, 50 persons; 3rd story, manufacture of furniture, 35 persons; and

WHEREAS, appellant contends that the Jackson avenue section is equipped with two interior fireproof stairways and the Queens street section is equipped with three interior fireproof stairways; that the entire premises are equipped with an approved two-source sprinkler system and, also, with day and night watchman service; and

WHEREAS, these premises, together with the adjoining premises to the north, were considered under previous action by this board as one group in single tenancy; and

WHEREAS, this order affects this particular building, 175 ft. front on Jackson avenue and 305 ft. on Queens street, not exceeding three stories in height.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the floor area as now subdivided and indicated on plans filed in this appeal shall remain substantially unchanged and that these premises shall be equipped throughout with an approved two-source wet sprinkler system with central office connection; that a watchman's service shall be organized and maintained; that all horizontal openings shall be provided with approved fire door equipment; that any ramps making up the difference in level between intermediate floors shall be constructed of fireproof construction, and granted only as long as conditions as to occupancy and use remain substantially unchanged.

1331-27-A.

APPELLANT—S. R. Guard, for American Society for the Prevention of Cruelty to Animals, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—389-393 Avenue A, Manhattan.

APPEARANCES—

For Appellant: Shirley Guard.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Chief Kenlon	4
Negative: Commissioner Guilfoyle	1
Absent	0

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THE RESOLUTION—

(1331-27-A)

WHEREAS, S. R. Guard, for the American Society for the Prevention of Cruelty to Animals, owners, filed, December 22, 1927, an appeal from an order of the fire commissioner, affecting premises 389-393 Avenue A, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 21, 1927 (Order No. 40347-LC), reads:

"Referring to your application for a permit to maintain a storage garage at the above address please be advised that your application for such a permit is disapproved for the following reasons:

"1. Fourth (4th) story may not be used as a dwelling. Sec. 154, Chapter 10, Code of Ordinances.

"2. Garage is not permitted in a building which is used in part as a dwelling and which has a ground floor area in excess of 5,000 sq. ft. Sec. 154, Chapter 10, Code of Ordinances.

"3. Dwelling is not located immediately above the garage. Sec. 154, Chapter 10, Code of Ordinances.

"5. Building is not equipped with a regulation 4" standpipe. Sec. 581, Chapter 5, Code of Ordinances.

"6. Sec. 154, Chapter 10, Code of Ordinances requires all stairways to be protected. (Spiral stairway, 1st floor in garage).";

and

WHEREAS, the building is fireproof, two, three and four stories in height; OCCUPIED: cellar, boiler room, 1 person; 1st story, garage and kennel, 4 persons; 2nd story, hospital for animals, 6 persons; 3rd story, hospital for animals, 4 persons; 4th story, living quarters, 6 persons; means of EGRESS consisting of an interior fireproof enclosed stairway in the three-story section at northerly end, extending from the third story to street, connecting at the second story with the two-story section, an interior fireproof circular stairway, extending from first story to roof, enclosed on the second and third stories but open on the first story (garage); an interior fireproof enclosed stairway, extending from the first story to roof in the four-story section at southwest corner; an interior stairway at northerly side of four-story section, connecting fourth and third stories; a horizontal exit at northerly side on fourth story opening in roof of three-story section and a corridor on second and third stories leading to stairway in three-story section; and

WHEREAS, appellant contends, as to Items 1 and 2, that the garage portion is used for trucks of the S. P. C. A. which open to the hospital and that the living quarters are occupied by the house doctor and kennel man; as to Item 3, it is necessary to maintain hospital portion directly over garage for the handling of the animals; as to Item 5, the location of the building on two street fronts with its subdivided area would render a standpipe unnecessary; as to Item 6, proposes to enclose stairway, but requests permission to maintain it as it is an additional stairway to those required by law.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Order No. 40347-LC, Item 1, *on condition* that the use and occupancy of the living quarters on the fourth story shall be restricted to the exclusive use of the resident doctor and family; that a fireproof stairway shall be provided from this dwelling occupancy leading direct to the ground floor level with exit through open passageway direct to the street; that a door in the northerly gable wall of the fourth story shall be provided to the roof of the three-story extension adjoining to the north, with iron stairs from the roof of the three-story extension to the roof of the two-story section fronting on 24th street, and that a door shall be provided on the roof of the two-story section to dog runway with egress to the stair hall in the center section of the building leading direct to Avenue A, and *granted*, as to Item 2, *on condition* that the use of the garage service shall be restricted to the motor vehicles used

in conjunction with and accessory to the activities of the present incorporated organization operating and conducting these premises; that the gasoline storage on these premises shall be limited to not more than one tank, not exceeding 250 gallons capacity, installed in accordance with the laws and ordinances affecting same, and *granted*, as to Item 3, *on condition* that the conditions as set forth as to Item 1 shall be complied with, and *granted*, as to Item 5, *on condition* that the building shall not be increased in height, area or dimension and that one approved portable 2½-gallon fire extinguisher shall be installed and maintained on each story, located as directed by the fire department, and *granted*, as to Item 6, *on condition* that the spiral stairway from first story to roof in the three-story, center section of the building shall be enclosed on the first story with a self-closing, fireproof door at the opening; that the stairway in three-story section, Avenue A front, at the northerly end, shall be enclosed fireproof throughout connecting through corridor to the roof of the two-story building at the East 24th street front; a sidewalk area shall be provided from the cellar level for secondary means of egress from the boiler room to Avenue A or East 24th street front, with hinged sidewalk grating or bulkhead cover at sidewalk level.

BUILDING ZONE CASES

1237-27-BZ.

APPLICANT—Kate Ruchlis and Israel Berkenfeld, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

APPEARANCES—

For Applicant: Martin J. Ort.

For Opposition: Andrew J. Mulcare and G. A. Speener.

ACTION OF BOARD—Laid over to June 12, 1928, at 10 a. m., on request of applicant's representative.

1171-27-BZ.

APPLICANT—Gardiner Conroy, for Sinking Fund Corporation, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—8414-8448 New Utrecht avenue, west side of New Utrecht avenue, 7 ft. 9¾ in. north of 18th avenue, Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to June 12, 1928, at 10 a. m., on request of applicant's representative.

1348-27-BZ.

APPLICANT—Edward P. Doyle, for Joseph Friedman, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2753-2761 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: Martin J. Ort.

For Opposition: Alderman Thomas J. Cox.

ACTION OF BOARD—Laid over to June 12, 1928, at 10 a. m., on request of applicant's representative.

MINUTES

1293-27-BZ.

APPLICANT—McCooley & Conroy, for Daniel Halpern, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Rockaway boulevard and South 2nd street (83rd street), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: John Dawson.

ACTION OF BOARD—Laid over to June 12, 1928, at 10 a. m., on request of applicant's representative.

925-27-BZ.

APPLICANT—John J. Dunnigan, for Towruss Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2100 Webster avenue and 401-409 East 180th street, Bronx.

APPEARANCES—None.

ACTION OF BOARD—Laid over to June 19, 1928, at 10 a. m., on written request of applicant.

1015-27-BZ.

APPLICANT—John J. Dunnigan, for Estate of McEvers Bayard Brown, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7(e) and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx

APPEARANCES—

For Applicant: None.

For Opposition: Meyer Kaplan.

ACTION OF BOARD—Laid over to June 19, 1928, at 10 a. m., on written request of applicant.

1-28-BZ.

APPLICANT—John J. Ryan, for Florence M. Steinberg, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3401 Kingsland avenue, northwest corner of Boston road, The Bronx.

APPEARANCES—

For Applicant: John J. Ryan and Alfred Steinberg.

For Opposition: Emerson L. Simon and Christopher C. McGrath.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1-28-BZ)

WHEREAS, John J. Ryan, for Florence M. Steinberg, owner, filed, January 3, 1928, an application, under the building zone resolution, to permit in a business district the

erection and maintenance of a gasoline service station; premises 3401 Kingsland avenue, northwest corner of Boston road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 5, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Boston road is in a business district; Kingsland avenue, north of a point 100 ft. north of Boston road, is in a residence district, and Kingsland avenue, south of a point 100 ft. south of Boston road, is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered December 22, 1927 (re Plan No. 4321-1927), reads:

"1. A gasoline service station may not be permitted in a business district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 53.54 ft. on Boston road and a frontage of 54.36 ft. on Kingsland avenue, upon which it is proposed to erect a two-story dwelling of owner (with a four-car garage, space therein to be rented on first story); a grease rack, a small one-story office and accessory store, four gasoline storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of hardship and unnecessary difficulties.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and the application be and it hereby is denied.

1297-27-BZ.

APPLICANT—Daniel McNamara, Jr., for Cordovian Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of four (4) motor vehicles (moving vans).

PREMISES AFFECTED—392 14th street, south side of 14th street, 122 feet 10½ inches east of Seventh avenue, Brooklyn.

APPEARANCES—

For Applicant: Daniel McNamara, Jr.

For Opposition: Mrs. C. J. McPaul and Mrs. Cook.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1297-27-BZ)

WHEREAS, Daniel McNamara, Jr., for Cordovian Realty Corp., owner, filed, December 13, 1927, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of four (4) motor vehicles (moving vans); premises 392 14th street, south side of 14th street, 122 ft. 10½ in. east of Seventh avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 5, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 14th street, from a point 100 ft. east of Seventh avenue to a point 100 ft. west of Eighth avenue, is in a residence district; Eighth avenue is in a business district; Ninth avenue is in a business district, and 15th street is in an unrestricted district; and

MINUTES

WHEREAS, the decision of the superintendent of buildings, rendered November 12, 1927 (re Applic. No. 21169-27), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3. The erection of a garage for four moving vans in a Residential district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 25 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of four (4) cars; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 and was not entitled to relief on the grounds of hardship and practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1315-27-BZ.

APPLICANT—John P. Walther, for Fannie Gordon, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy from residence use to a business one.

PREMISES AFFECTED—856 St. Nicholas avenue, 59 St. Nicholas place and 400 West 153rd street, Manhattan.

APPEARANCES—

For Applicant: John P. Walther and Isidor Gordon.

For Opposition: Alfred A. King.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1315-27-BZ)

WHEREAS, John P. Walther, for Fannie Gordon, owner, filed, December 20, 1927, an application, under the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence use to a business use; premises 856 St. Nicholas avenue, 59 St. Nicholas place and 400 West 153rd street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 5, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that St. Nicholas avenue, St. Nicholas place and West 153rd street are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered November 26, 1927 (re Alt. App. No. 2570-1927), reads:

"1. Proposed new stores are contrary to Sec. 3 of the Zoning Resolution.";

and

WHEREAS, the existing building is of non-fireproof construction, five and six stories and basement in height, with a frontage of 164 ft. 10 in. on West 153rd street, 24 ft. 11 in. on St. Nicholas place and 25 ft. 5 in. on St. Nicholas avenue; occupied as a tenement; it is proposed to alter the building in the basement and first story and occupy the first story as stores; and

WHEREAS, the basis of appeal under section 7, subdivision c, does not apply in this application as the site under appeal is wholly within the residential area; and

WHEREAS, the board deemed that applicant was not en-

titled to relief under section 21 on the grounds of hardship or practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1220-23-BZ.

APPLICANT—Walter D. Wilkes, for Bennett De Beixedon, owner.

SUBJECT—Application for reopening—extension of permit—(re order of fire commissioner under section 7-g of the building zone resolution, to permit in a business district the maintenance of a parking garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1090-1094 Gates avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read communication; application reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1220-23-BZ)

WHEREAS, Daniel W. Wilkes, for Bennett De Beixedon, owner, filed, October 25, 1923, an application, under the building zone resolution, to permit in a business district the maintenance of a parking garage for the storage of more than five (5) motor vehicles; premises 1090-1094 Gates avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, June 10, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gates avenue and Broadway are business districts and Bushwick avenue is a residence district; and

WHEREAS, the order of the fire commissioner, dated May 16, 1923, reads:

"1. Discontinue the storage of motor vehicles the fuel storage tanks of which are not empty in the unenclosed lots * * *";

and

WHEREAS, it is proposed to maintain a parking space for more than five motor vehicles on these premises; and

WHEREAS, the applicant has filed the duly acknowledged consents of the owners of 80 per cent of the property frontage deemed to be affected; and

WHEREAS, this application was granted by the board June 10, 1924, for a temporary period of two years, and June 28, 1927, for a temporary period of one year, and applicant requests an extension of the time.

Resolved, that the board of appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for a temporary permit for a period of one year from June 28, 1928.

729-23-BZ.

APPLICANT—Joseph J. Dalmases, for Conrad Di Christina, owner.

SUBJECT—Application for reopening—extension of permit and reconsideration (re decision of superintendent of buildings) under section 7-g of the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of four (4) motor vehicles, three spaces rented to persons not residing on the premises (previously granted for temporary permit).

MINUTES

PREMISES AFFECTED—733-735 East 235th street, The Bronx.

APPEARANCES—

For Applicant: Joseph J. Dalmases.

For Opposition: None.

ACTION OF BOARD—Application reopened and temporary permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(729-23-BZ)

WHEREAS, John De Hart, for Nicholas Di Gregorio, owner, filed, June 11, 1923, an application, under the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of four (4) motor vehicles, three spaces rented to persons not residing on the premises; premises 733-735 East 235th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, December 18, 1923, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 235th, East 236th street and Byron avenue are residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered June 1, 1923, reads:

"Your request of May 29th for a certificate of occupancy for a garage of four motor vehicles, three of which are to be rented out to persons not residing on the premises 733-35 East 235th Street, Bronx, is hereby denied for the reason that the premises are located within a residence district as established by the Building Zone Resolution and the garage will not be used solely as an accessory to the dwelling upon the premises."

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 35 ft. and a depth of 20 ft.; occupied as a garage for the storage of four motor vehicles, three spaces rented to persons not residing on premises; and

WHEREAS, the applicant has filed the duly acknowledged consents of the owners of 82.3 per cent of the property frontage deemed by the board to be affected; and

WHEREAS, this application was granted by a resolution of the board, December 18, 1923, for a period of two years, reopened April 20, 1926, and June 5, 1928, for the purpose of renewing the permit; and

WHEREAS, Conrad Di Christina, the present owner, through his attorney, Joseph J. Dalmases, has requested an extension of the original permit for a further period of two years; he has filed twenty-one (21) new consents, equivalent to 81.1 per cent of the area affected; and

WHEREAS, applicant has filed in excess of 81 per cent consents of the area deemed affected and fixed by this board.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, for a temporary period of two years from this date, June 5, 1928, under the conditions of the original resolution, which reads that the capacity of the garage be limited to four automobiles of the pleasure-car type, space for three of which may be rented to persons not residing on the premises; that there be no gasoline storage maintained on the premises other than in the tanks of the cars; that there shall be no advertising or signs of any nature or description; no gasoline storage, and that all permits shall be obtained within thirty days.

APPROVAL OF PLANS

411-28-A.

APPELLANT—The New York Central Railroad Company, owner.

SUBJECT—Application for approval of plans.

PREMISES AFFECTED—615-633 West 59th street, Manhattan.

APPEARANCES—

For Appellant: Leo Manville, Allison B. Nelson and Marco C. Smith.

ACTION OF BOARD—Plans approved as being in substantial compliance with resolution adopted May 29, 1928.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

RESCINDMENT OF GENERAL RESOLUTION

262-16-A.

APPELLANT—Board of Standards and Appeals.

SUBJECT—Rescindment of general resolution adopted as to classification of buildings for doctors' offices, patients' rooms and laboratories.

APPEARANCES—None.

ACTION OF BOARD—Resolution formerly adopted, in connection with the subject case, rescinded as a general resolution.

THE VOTE TO RESCIND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(262-16-A)

WHEREAS, the board under date of December 5, 1916, adopted the general resolution under Cal. No. 262-16-A, affecting a single private residence of a practicing physician, reading:

"Resolved, that in the opinion of the Board of Appeals, a building arranged for and devoted to doctors' offices, patients' rooms and laboratories, used in connection with such doctors' offices, is deemed to be a sanatorium, provided that such a building is not used for other purposes, except the single living apartment for a caretaker."

and

WHEREAS, this resolution was based on the appeal taken from an administrative determination of the question as to the conduct of a doctor's office with professional practice; the question being raised at that time, namely, the outset of the zoning resolution, which had only then been enacted; and

WHEREAS, under misapprehension and unwarranted interpretation between a doctor's personal practice and accessory uses and an office building for doctors (commercial characterization only), permits have been issued by the several bureaus of buildings, the board deems that in harmony with the general administrative integrity of the zoning resolution that the resolution should be rescinded; and

WHEREAS, it was the intention of the board to adopt the resolution only as to the conduct of a doctor's office with accessory practice as being permissive in a residence district, but at no time to embrace, include, recognize or permit an office building for doctors, as there can be no difference between an office building for doctors or a doctors' office building, it is and becomes a business building; therefore, be it

Resolved, that the resolution adopted under Cal. No. 262-16-A be and it hereby is *rescinded* as a general resolution.

Adjourned 1.40 p. m.

WILLIAM J. O'GORMAN, Secretary.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 5, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

PETITIONS FOR VARIATIONS

991-27-S.

PETITIONER—Isidore Ash, Inc., lessee.

SUBJECT—Variation of the labor law as cited in decision of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (9th floor front), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

992-27-S.

PETITIONER—Hoffman, Friedman & Mandel, for Joe Rosenthal & Co., lessee.

SUBJECT—Variation of the labor law as cited in decision of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (7th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn—to comply with decision of fire commissioner.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

990-27-S.

PETITIONER—Harry Rubin, for Rubin & Filippo, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (12th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(990-27-S)

WHEREAS, Harry Rubin, for Rubin & Filippo, lessees, filed, September 10, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 225-235 West 37th street (twelfth floor), Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 20, 1925 (Order No. 80536-LF), reads:

"Remove all partitions not built of incombustible material as per Sec. 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, sixteen stories in height, 114 ft. 3 in. by 98 ft. 9 in. in area at first story and 114 ft. 3 in. by 84 ft. 11 in. (variable) in area above; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and manufacturing (mostly women's suits, coats and dresses), 168 persons per story (certificate of occupancy) petitioner occupying the twelfth story for offices, showrooms and manufacturing dresses, 60 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two fireproof stairways, extending from the first story to the roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not constructed of incombustible materials have been erected on the twelfth story of the building.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

993-27-S.

PETITIONER—Jos. Greenberg Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in decision of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (5th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(993-27-S)

WHEREAS, Joseph Greenberg Co., Inc., lessee of fifth story, front, filed, September 10, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the fire commissioner, affecting premises 225-235 West 37th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner reads:

"Violation of Labor Law—combustible partitions.";

and

WHEREAS, the building is fireproof, sixteen stories in height, 114 ft. 3 in. by 98 ft. 9 in. in area at first story and 114 ft. 3 in. by 84 ft. 11 in. (variable) in area above; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and manufacturing (mostly women's suits, coats and dresses), 168 persons per story (certificate of occupancy) petitioner occupying the front portion of the fifth story as offices and showrooms for women's dresses, 15 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two fireproof stairways, extending from the first story to the roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions not constructed of incombustible material have been erected on the front portion of the fifth story of the building.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

995-27-S.

PETITIONER—Max Sadowsky for Sadowsky Costume Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (15th floor), Manhattan.

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APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(995-27-S)

WHEREAS, Max Sadowsky, lessee of fifteenth story, filed, September 10, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 225-235 West 37th street (fifteenth floor), Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 20, 1925 (Order No. 80530-LD), reads:

"Remove all partitions not built of incombustible material as per Sec. 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, sixteen stories in height, 114 ft. 3 in. by 98 ft. 9 in. in area; OCCUPIED as a tenant factory, about 168 persons on each story; EQUIPPED with a sprinkler system, a standpipe system and a fire alarm signal system; EXITS: a fire tower; an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner, occupying the fifteenth story, proposes to remove all wooden partitions excepting those enclosing the lobby, office and showroom which are constructed of decorative hardwood panels, 7 ft. high, with glass panels extending to ceiling; and

WHEREAS, the petitioner contends that the decorative partitions enclosing the lobby, office and showroom were erected at great expense and are essential to the petitioner's business.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

994-27-S.

PETITIONER—Simon Costume & Dress Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (8th floor), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(994-27-S)

WHEREAS, Simon Costume and Dress Co., lessee of eighth story, filed, September 10, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 225-235 West 37th street (eighth floor), Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 20, 1925 (Order No. 80548-LD), reads:

"Occupant of 8th story.

"Remove all partitions not built of incombustible material as per Sec. 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, sixteen stories in height, 114 ft. 3 in. by 98 ft. 9 in. in area; OCCUPIED as a tenant factory, about 168 persons on each story;

EQUIPPED with a sprinkler system, a standpipe system and a fire alarm signal system; EXITS: a fire tower; an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner, occupying the eighth story, proposes to remove all wooden partitions excepting those enclosing the lobby, office and showroom, which are constructed of 4-inch gypsum blocks to ceiling with decorative hardwood panels; and

WHEREAS, the petitioner contends that the decorative partitions enclosing lobby, office and showroom were erected at great expense and are essential to the petitioner's business.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

999-27-S.

PETITIONER—Eli Lahm, for Lahm & Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (6th floor, front), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(999-27-S)

WHEREAS, Eli Lahm, for Lahm & Co., lessee, filed, September 10, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 225-235 West 37th street (sixth floor, front), Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 23, 1925 (Order No. 80555-LD), reads:

"Occupant of 6th story front.

"Remove all partitions not built of incombustible material as per Sec. 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, sixteen stories in height, 114 ft. 3 in. by 98 ft. 9 in. in area; OCCUPIED as a tenant factory, about 168 persons on each story; EQUIPPED with a sprinkler system, a standpipe system and a fire alarm signal system; EXITS: a fire tower; an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner, occupying the sixth story, front, proposes to remove all wooden partitions excepting those enclosing the lobby, office and showroom which are constructed of decorative hardwood panels extending to the ceiling; and

WHEREAS, the petitioner contends that the decorative partitions enclosing the lobby, office and showroom were erected at great expense and are essential to the petitioner's business.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

998-27-S.

PETITIONER—Sam Zahn, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (3rd floor), Manhattan.

MINUTES

APPEARANCES—

For Petitioner: Martin M. Mandel
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(998-27-S)

WHEREAS, Sam Zahn, lessee, filed, September 10, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 225-235 West 37th street (third floor), Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 23, 1925 (Order No. 80568-LD), reads:

"Occupant of 3rd story.

"Remove all partitions not built of incombustible material as per Sec. 263 and 270 of the Labor Law."; and

WHEREAS, the building is fireproof, sixteen stories in height, 114 ft. 3 in. by 98 ft. 9 in. in area; OCCUPIED as a tenant factory, about 168 persons on each story; EQUIPPED with a sprinkler system, a standpipe system and a fire alarm signal system; EXITS: a fire tower; an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner, occupying the third story, proposes to remove all wooden partitions, excepting those enclosing the lobby, office and showroom which are ornamental hardwood panels extending to the ceiling; and

WHEREAS, the petitioner contends that the ornamental partitions enclosing the lobby, office and showroom were erected at great expense and are essential to the petitioner's business.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

996-27-S.

PETITIONER—Harry J. Kane, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—225-235 West 37th street (4th floor, front), Manhattan.

APPEARANCES—

For Petitioner: Martin M. Mandel.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(996-27-S)

WHEREAS, Harry J. Kane, lessee of the fourth floor, front, filed, September 10, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 225-235 West 37th street (fourth floor), Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 23, 1925 (Order No. 80564-LD), reads:

"Occupant of 4th story front.

"Remove all partitions not built of incombustible material as per Sec. 263 and 270 of the Labor Law."; and

WHEREAS, the building is fireproof, sixteen stories in height, 114 ft. 3 in. by 98 ft. 9 in. in area; OCCUPIED as a tenant factory, about 168 persons on each story; EQUIPPED with a sprinkler system, a standpipe system and a fire alarm signal system; EXITS: a fire tower; an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner, occupying the fourth story, front, proposes to remove all wooden partitions excepting those enclosing the lobby, office and showroom which are constructed of decorative hardwood panels, 7 ft. high, with glass panels extending to the ceiling; and

WHEREAS, the petitioner contends that the decorative partitions enclosing the lobby, office and showroom were erected at great expense and are essential to the petitioner's business.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

39-28-S.

PETITIONER—De Pace & Juster, for Constanzo Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—151-153 West 46th street, Manhattan.

APPEARANCES—

For Petitioner: Thomas J. Ryan.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(39-28-S)

WHEREAS, De Pace & Juster, for Constanzo Realty Corp., owner, filed, January 16, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 151-153 West 46th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated January 5, 1928 (N. B. App. No. 226-27), reads:

"10. Windows on 1st and 2nd floors should comply with section 264 Labor Law and rule 503 Industrial Code."; and

WHEREAS, the building is fireproof, fourteen stories in height, 50 ft. by 100 ft. 5 in. in area; OCCUPIED: showrooms, offices with 25 per cent manufacturing, about 80 persons on each story; EQUIPPED with a sprinkler system; EXITS: a fire tower; an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use 1/4-inch plate glass in show windows at street front, the maximum size at first story, 10 ft. 6 in. by 10 ft. 10 in.; second story, 7 ft. 6 in. by 10 ft. 10 in.; all windows above the second story will conform to the requirements of the labor law; and

WHEREAS, the petitioner contends that to use smaller size glass would destroy the value and the intended use of the two lowest stories for store and showroom purposes.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows on the street front, first and second stories, *on condition* that the openings shall be equipped with approved metal frames and sash, glazed with one-quarter-inch polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

MINUTES

89-28-S.
PETITIONER—George & Edward Blum, for 347 West 36th Street Corp., owner.
SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.
PREMISES AFFECTED—347-351 West 36th street, Manhattan.
APPEARANCES—
For Petitioner: John Leonard.
ACTION OF BOARD—Petition granted on condition.
THE VOTE—
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—
(89-28-S)
WHEREAS, George and Edward Blum, for 347 West 36th Street Corp., owner, filed, January 31, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 347-351 West 36th street, Borough of Manhattan; and
WHEREAS, the decision of the superintendent of buildings, rendered January 26, 1928 (re N. B. App. No. 519-1927), reads:
"9. Windows should comply with Sec. 264 of Labor Law and Rule 503 of the Industrial Code. No light shall exceed 720 sq. inches in area and be not more than 48 inches in any dimension.";

and
WHEREAS, the building is fireproof, sixteen stories in height, 83 ft. 4 in. by 98 ft. 9 in. in area; OCCUPIED: 1st story, stores; upper stories, tenant factories, 70 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and
WHEREAS, there are openings in the street wall of the building on the first and second stories, glazed with one-quarter-inch polished plate glass, set in approved metal frames; the maximum area of the glass on the first story being 5 ft. 10 in. by 7 ft. 7½ in., and on the second story being 6 ft. 6 in. by 9 ft. 2 in. in area; and
WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of these two stores and, also, would detract from the architectural appearance of the building.
Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the street front, first and second stories, on condition that the openings shall be equipped with approved metal frames and sash, glazed with one-quarter-inch polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

51-28-S.
PETITIONER—Samuel Rosenblum, for Warren & Greenwich Realty Corp., lessee.
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.
PREMISES AFFECTED—98-100 Warren street and 278-284 Greenwich street, Manhattan.
APPEARANCES—
For Petitioner: Samuel Rosenblum.
For Administration: Inspector Maher of fire department.
ACTION OF BOARD—Petition denied.
THE VOTE TO GRANT—
Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—
(51-28-S)
WHEREAS, Samuel Rosenblum, for Warren & Greenwich Realty Corp., lessee, filed, January 18, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 98-100 Warren street and 278-284 Greenwich street, Borough of Manhattan; and
WHEREAS, the order of the fire commissioner, dated July 6, 1927 (Order No. 24235-LD), reads:
"1. Enclose the interior stairway at the north side of building, also the stairway at west side of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the cellar to 3 feet above the roof, constructed as per Sec. 271 of the Labor Law, or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law.";

and
WHEREAS, the building is irregular in shape, non-fireproof, six stories (71 ft. 9 in.) in height, having a frontage of 91 ft. 9 in. on Greenwich street, 75 ft. 9 in. on Warren street and 92 ft. 4 in. on Bishops lane; OCCUPIED: 1st story, stores; 2nd story, manufacture of tin edging and pipe bands, 25 persons; 3rd story, printing and offices, 25 persons; 4th story, office and showroom, 10 persons; 5th story, vacant at present; 6th story, newspaper bureau, 75 persons; EXITS: two interior fireproof stairways, extending from the first story to top story (with iron ladders leading to scuttles in roof), enclosed in brick partitions, excepting the entrance hall on the first story which is constructed of wood lath and plaster, with glass paneled doors at openings; two substandard fire escapes on the front of the building, having unprotected openings along the course thereof, extending from the top story balcony to the second story balcony, with drop ladders to street; ROOFS of adjoining buildings: to north, one story lower; and
WHEREAS, petitioner contends that the occupancy of the building is light; that the stairs themselves are fireproof; that the stair enclosures above the first story are fireproof; that there is a substantial lath and plaster enclosure on the first story leading directly to the street, and in view of these conditions and the two available fire escapes, requests the acceptance of the existing stairway enclosures.
Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

90-28-S.
PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Thaddeus Davids Ink Co., Inc., owner.
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.
PREMISES AFFECTED—95-97 Vandam street, Manhattan.
APPEARANCES—
For Petitioner: Herman E. Horwood.
For Administration: Inspector Maher of fire department.
ACTION OF BOARD—Petition granted on condition.
THE VOTE—
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—
(90-28-S)
WHEREAS, Croker National Fire Prevention Engineering Co., for Thaddeus Davids Ink Co., owner, filed, January 31,

MINUTES

1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 95-97 Van Dam street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 9, 1927, reads:

"Order No. 28455-LD:

"1. Provide an enclosure of fire-resisting material around interior stairway at first story extending from present termination of stairway to street front of building, with all openings in same protected with approved fire doors as per Section 271 of the Labor Law.";

and
WHEREAS, the building is fireproof, six stories (72 ft.) in height, 49 ft. 11 3/8 in. by 100 ft. 8 1/2 in. in area at first story and 49 ft. 11 3/8 in. by 90 ft. in area above; OCCUPIED by one concern for the manufacture of writing inks, mucilage, etc.: 1st story, 7 persons; 2nd story, 1 person; 3rd story, 3 persons; 4th story, 3 persons; 5th story, 1 person; 6th story, 5 persons; a total of 13 persons above the first story; EQUIPPED with a fire alarm signal system; EXITS: an interior steel riser and slate tread stairway, extending from the roof to the open loft on the first story at a point 19 ft. from the street entrance door, enclosed in 4-inch terra cotta block partitions with fireproof doors at openings; an exterior iron stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the rear yard at first story level, with EGRESS from the termination of the fire escape through the first story of the building to street and, also, through adjoining building at west; ROOFS of adjoining buildings: to east, same level; to west, five stories higher; and

WHEREAS, petitioner contends that there is a freight elevator between the termination of the interior stairway and the street; that there is a loading platform directly outside of the entrance door; that it is the custom to bring cases of materials in through the entrance doors to the elevator and that the required work would interfere with this practice and requests the acceptance of the existing termination from the interior stairway, in view of the fact that the open loft on the first story was accepted by the board as a safe means of egress from the termination of the exterior stairway at the rear.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that the existing partition in the interior of the building, first story, shall be removed from the entrance stoop to office space; that the space from foot of stairway to the stoop, other than that space marked "office," and the single room at the southwesterly corner of the building at the front shall be maintained open and unobstructed; that the building shall be not increased in height or area, and this variation is granted so long as conditions as to occupancy in single tenancy, operation and use throughout remain unchanged.

APPLIANCES SUBMITTED FOR APPROVAL

751-26-SA.

PETITIONER—Jones Oil Burner Company.

SUBJECT—Approval of Jones Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon

Negative

Absent

THE RESOLUTION—

(751-26-SA)

WHEREAS, the Jones Oil Burner Co. filed, September 9,

1926, a petition with the board of standards and appeals for approval of their device known as the Jones Oil Burner and

WHEREAS, the committee of the board visited the premises given as the place of installation of this device and failed to find the device in operation and petitioner has failed to furnish satisfactory information to this board as to proper location.

Resolved, that the petition be and it hereby is dismissed for lack of prosecution.

78-28-SA.

PETITIONER—Petroleum Heat and Power Co.

SUBJECT—Petro Burner, Model "O," approval of.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report.

Report adopted and appliance approved.

THE VOTE TO ADOPT REPORT AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon

Negative

Absent

THE RESOLUTION—

(78-28-SA)

WHEREAS, Petroleum Heat and Power Co. filed, January 27, 1928, a petition with the board of standards and appeals for approval of their device known as the Petro Burner, Model "O"; and

WHEREAS, a committee of the board inspected this device in operation in premises 2033 66th street, Borough of Brooklyn, and recommended the approval of the device.

Resolved, that the board of standards and appeals do hereby approve the device known as the Petro Burner, Model "O," for use with Grade A and Grade B fuel oil in domestic and commercial installations, when installed in accordance with the fuel oil rules of the board of standards and appeals.

81-20-SA.

PETITIONER—The Fairbanks Company.

SUBJECT—Approval of Fairbanks' Bronze Angle Hose Valve.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon

Negative

Absent

THE RESOLUTION—

(81-20-SA)

WHEREAS, under date of January 27, 1920, the board of standards and appeals approved the Fairbanks Company 2 1/2-Inch Angle Hose Valve; and

WHEREAS, a further test was made of this valve by a committee of the board and a recommendation made that the approval should be amended.

Resolved, that the board of standards and appeals do hereby approve the Fairbanks Bronze 2 1/2-Inch Angle Hose Valve for use as a type A valve in standpipe installations, on condition that the valve shall be identified with an arrow on the hand wheel pointing in the direction of opening, with the word "open" in 3/8-inch raised letters, and that the calendar number of the board of standards and appeals shall be cast in the body of the valve.

MINUTES

53-21-SA.

PETITIONER—E. J. Phalen, substituted for T. V. Foster, for New York Brass Foundry Co.

SUBJECT—Stillbech 2½-Inch Bronze Angle Hose Valve, approval of.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Chairman read engineer's report and that of fire department. Both reports adopted and appliance approved.

THE VOTE TO ADOPT REPORTS AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(53-21-SA)

WHEREAS, the New York Brass and Foundry Co. filed, January 24, 1921, a petition with the board of standards and appeals for approval of their device known as New York Brass Foundry (Stillbech) 2½-Inch Angle Hose Valve; and

WHEREAS, a committee of the board was present at a test of this device and recommended the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the New York Brass Foundry (Stillbech) 2½-Inch Angle Hose Valve for use in standpipe installations as a Type A valve, on condition that the valve shall be identified with an arrow on the hand wheel pointing in the direction of opening, with the word "open" in ⅜-inch raised letters, and that the calendar number of the board shall be cast on the body of the valve.

899-27-SA.

PETITIONER—Walworth Co., Inc., owner.

SUBJECT—Approval of Walworth Co. 2½-Inch Angle Hose Valve—150 lbs. working pressure.

APPEARANCES—

For Petitioner: George R. Galbraith.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Report adopted and appliance approved.

THE VOTE TO ADOPT REPORT AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(899-27-SA)

WHEREAS, the Walworth Co., Inc., filed, August 8, 1927, a petition with the board of standards and appeals for approval of their 2½-Inch Angle Hose Valve, 150 pounds working pressure; and

WHEREAS, a committee of the board was present at a test of this valve and recommended the approval of the valve.

Resolved, that the board of standards and appeals does hereby approve the Walworth 2½-Inch Angle Hose Valve, 150 pounds working pressure, as a Type A valve under the standpipe rules of the board of standards and appeals, on condition that the valve shall be identified with an arrow on the hand wheel pointing in the direction of opening with the word "open" in ⅜-inch raised letters; that the number 150 shall appear on both sides of the valve body in ⅜-inch raised letters and that the calendar number of the board of standards and appeals shall be cast on the body of the valve.

900-27-SA.

PETITIONER—Walworth Co., Inc., owner.

SUBJECT—Approval of Walworth Co., Inc., 2½-Inch Angle Hose Valve—250 lbs. working pressure.

APPEARANCES—

For Petitioner: George R. Galbraith and Edwin F. Delaney.

For Administration: Inspector Maher of the fire department.

ACTION OF BOARD—Chairman read engineer's report. Report adopted and appliance approved.

THE VOTE TO ADOPT REPORT AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(900-27-SA)

WHEREAS, the Walworth Co., Inc., filed, August 8, 1927, a petition with the board of standards and appeals for approval of their 2½-Inch Angle Hose Valve, 260 pounds working pressure; and

WHEREAS, a committee of the board was present at a test of this valve and recommended the approval of the valve.

Resolved, that the board of standards and appeals does hereby approve the Walworth 2½-Inch Angle Hose Valve, 250 pounds working pressure, as Type A and B under the standpipe rules of the board of standards and appeals, on condition that the valve shall be identified with an arrow on the hand wheel pointing in the direction of opening with the word "open" in ⅜-inch raised letters; that the number 250 shall appear on both sides of the valve body in ⅜-inch raised letters and that the calendar number of the board of standards and appeals shall be cast on the body of the valve.

493-24-SA.

PETITIONER—Alfred R. Haase.

SUBJECT—Approval of Faultless Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(493-24-SA)

WHEREAS, Alfred R. Haase filed, April 7, 1924, a petition for approval of his device known as the Faultless Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at premises 137 Corona avenue, Corona, Borough of Queens, and recommended the approval of the device; and

WHEREAS, this petition was granted by the board at its meeting, December 2, 1925, approving the burner for use with Grade B fuel oil and petitioner requests its approval for use with Grade A oil also, and on June 5, 1928, requests its approval for use in domestic and commercial installations.

Resolved, that the board of standards and appeals does hereby approve the device known as the Faultless Oil Burner for use with Grade B fuel oil and for use with Grade A fuel oil when equipped with pump feed in domestic and commercial installations in conjunction with fuel oil burning equipment, and when used in commercial installations shall be under the supervision of a certified operator and equipped with safety controls.

Adjourned 3.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

RULES

"STANDPIPE"- "FIRELINE" RULES ADOPTED JUNE 27, 1922 AMENDED MAY 18, 1928

[281-22-SR]

Rule 1. PLANS. A preliminary set of paper plans and cross sections, drawn clearly and distinctly, to a scale of $\frac{1}{4}$ -inch or, by permission of the Fire Commissioner, $\frac{1}{8}$ -inch to the foot, for each proposed standpipe (fire line) installation or alteration, shall be submitted to and approved by the Fire Commissioner before the work in connection with the installation is started. Such preliminary plans shall show the size and location of the standpipe (fire line) risers, size and location of siamese and cross-connections, valves, tanks and connections, pumps, hose stations, lengths of hose, etc., and the location of stairways and enclosing partitions in relation to the standpipe risers and hose stations. From these approved preliminary plans, three sets of plans on cloth, in clean and clear detail, shall be filed for final approval by the Fire Commissioner. A certified copy of approved plans shall be forwarded to the Bureau of Buildings by the Bureau of Fire Prevention. Such application and specification forms as may be prescribed by the Fire Commissioner shall accompany preliminary plans. If an automatic sprinkler system is provided throughout the building or in any portion of the building, the plans shall include a note to that effect.

Rule 2. APPROVAL. Before acceptance all standpipe (fire lines) shall be tested, for at least one hour, under a hydrostatic pressure of not less than 300 pounds per square inch at the street siamese, and at each pump supply level, or such additional pressures as may be required to give 100 pounds at the highest hose outlet supplied by such pump, except that when a change is made in a source of supply, or minor changes are made in an existing equipment previously approved, the system shall be tested to a pressure sufficient to give 50 lbs. per sq. in. at the highest story hose outlet. These tests to be made in the presence of a representative of the Fire Prevention Bureau.

No valves, risers, or other material portions of any standpipe (fire lines) equipment shall be covered or permanently concealed until tested and approved, in writing, by the Bureau of Fire Prevention.

When entirely completed in accordance with the approved plans, and as per test herein provided for, application shall be made to the Bureau of Fire Prevention for inspection of the completed installation. When the standpipe equipment is approved, the applicant will be so advised, in writing, by the Bureau of Fire Prevention.

When deemed necessary by the Fire Commissioner, sectional diagrams of the standpipe (fire line) equipment in buildings of large area or height, not more than three in number and printed on cloth in size not less than $8\frac{1}{2} \times 11$ in., shall be filed by the applicant for the use of fire companies in the district in which the premises are located.

Rule 3. STANDPIPE-FIRE LINE CERTIFICATE. The engineer, superintendent or persons in charge of the standpipe-fire line system in all buildings exceeding eighty-five feet in height shall be registered, and submit to an examination in the Fire Department. Upon evidence of fitness to properly operate and maintain the standpipe system he shall be granted a Certificate to that effect. The certificate shall contain the full name and a small photograph of the holder.

Day and night service shall be maintained in all buildings exceeding 250 ft. in height in which there is a fire pump.

Theatre buildings provided with fire pumps shall have at least one certified operator on duty during every performance. Buildings of large areas, industrial plants, amuse-

ment parks, etc., shall have at least one certified operator on duty when deemed necessary by the fire commissioner.

Rule 4. MONTHLY INSPECTION. All valves, hose, tools and other auxiliary fire appliances shall be kept in perfect working order, and at least once a month a person holding certificate of fitness shall make a thorough inspection of all the fire appliances to see that they are in perfect working order and ready for immediate use by the Fire Department. Fire pumps shall be tested every 30 days by the person holding the certificate of fitness.

He shall also instruct all employees under his charge in the use and practice of all auxiliary fire appliances. A detailed record of each inspection shall be kept on the premises for examination by a representative of the Fire Department.

All standpipe equipment in buildings exceeding 85 ft. height shall be subject to a flow test with a pressure of not less than 50 lbs. at the top floor outlet, at least once in every two years, test to be conducted in the presence of a representative of the Fire Department.

Rule 5. APPROVED DEVICES. All devices approved for use in new standpipe fire line equipments shall bear the manufacturer's name and the date of and the number of the approval. Certified copies of the approval, working drawings and photographs of the device approved, shall be submitted to the administrative authority having jurisdiction for preservation as records and reference data.

Rule 6. ELEVATOR IN READINESS. In every building exceeding 150 feet in height at least one passenger elevator and in buildings in course of construction a hoist or elevator shall be kept in readiness for immediate use by the Fire Department during all hours of the night at all times, including holidays and Sundays, and a man competent to operate the elevator shall be present at all times.

Rule 7. AREA OF BUILDINGS. For the application of Section 581 of Chapter 5 of the Code of Ordinances the area of a building shall be taken as the area within the exterior walls, or the area between fire walls.

When the fire walls are constructed in accordance with Section 371, Chapter 5 of the Code of Ordinances, and all openings are protected on both sides of fire wall or wall with automatic fireproof self-closing doors, the area within such fire walls or exterior walls and a fire wall, shall be considered a separate building.

Rule 8. HEIGHT. The term "height" as applied to a building or structure, as described in Chapter 5, Code of Ordinances, means the vertical distance measured in a straight line from the curb level, to the highest point of the roof beams in the case of flat roofs, and to the average height of gable in case of roofs having a pitch of more than 2 degrees with a horizontal plane.

Rule 9. STANDPIPE EQUIPMENT shall consist of a system of piping connected to one or more approved sources of water supply and provided with sufficient number of hose outlets and hose located as hereinafter set forth, to make possible the covering of every portion of each floor area with a standpipe hose stream, except that where the 1st story or basement or both are occupied as stores without connection or communication with the entrance hall or stair enclosure to upper stories, the Fire Commissioner may permit the omission of standpipe protection in such stores and, if so omitted, may prescribe such portable protection as he may deem necessary. Cellars, sub-cellars, basements, etc., shall be protected in the same manner as the stories above.

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every standpipe (fire line) equipment shall be a Standard System, except as hereinafter provided for:

a) In any building not exceeding 40 feet in height, and 100 sq. ft. in area, a four-inch street supply system having one four (4) inch direct connection to a street main in two ways or having one 4-in. direct connection to each of the two street mains on two street fronts, each main so that the shutting off of one main will not interfere with the supply of the other main, may be installed, provided there is a sufficient pressure in the street main or mains to maintain a minimum of twenty-five (25) pounds per square inch static pressure at the highest hose outlet. Evidence establishing the fact that water main conditions and pressures are as required shall be submitted to the Fire Department.

Rule 10. CLASSIFICATION OF STANDPIPE-FIRE LINE EQUIPMENTS. For the purpose of these rules standpipe equipments shall be classified as:

(a) Standard Wet System in which the pipes are of sizes specified in Section 581 of the Building Code, and in which the system is at all times filled with water from at least one standard source of supply.
(b) Four-inch street connection system, in which the pipes are of sizes as specified in Section 581 of the Building Code and the system is at all times filled with water from one or more 4-in. diameter direct connections to public water mains in the street.
(c) Automatic dry systems, in which the pipes are of sizes specified in Section 581 of the Building Code, and are normally dry, the system being connected to a source of water supply controlled by an automatic dry pipe valve as defined elsewhere in these rules.

Rule 11. TANKS ABOVE ROOF. Construction shall be as per Section 428 of the Building Code and tank structure and supports shall be approved by the Superintendent of Buildings. The covers of all unenclosed standpipe tanks shall be conical in shape and protected with a type of roofing approved by the Superintendent of Buildings.

Rule 12. RESERVE FOR STANDPIPE. Gravity roof tanks, except as otherwise required by Rule 83, shall contain not less than 3,500 gallons of water at all times, reserved solely for standpipe fire line purposes.

When a gravity tank is to be used for both standpipe and house supply, the connection for the latter shall be made through the side of the tank above the level of the required standpipe reserve. This type of house and standpipe supply tank is preferred and recommended.

When two gravity tanks are used, one for standpipe fire line service and the other for the house supply, the house supply tank may be so arranged that it can only be filled by an overflow from the tank used for standpipe fire line purposes.

Rule 13. STANDPIPE AND SPRINKLER SUPPLIES. Standpipe and sprinkler supply shall not be taken from one tank unless there is available 5,000 gallons of water or the standpipe system which shall be in excess of the amount of water required for the sprinkler system. Standpipe supply shall be taken from the uppermost portion, and through the side of the tank, or through the bottom, provided that portion of the pipe within the tank is of brass or other non-corroding material.

Rule 14. BUILDINGS IN GROUP UNDER THE SAME OWNERSHIP AND OPERATION:

One gravity tank of at least 5,000 gallons water capacity to supply the largest unit of a group of separate and distinct buildings operating under one ownership, and located at such elevation that the bottom of the tank will be at least 20 feet above the roof of the highest building of the group, will be accepted as an adequate tank supply for the entire standpipe equipment, provided a dead riser is carried down from the bottom of the tank to an underground header system having a Post Indicator control valve for each building

unit, the P. I. valves to be located as the Fire Commissioner may direct.

Rule 15. UNDERGROUND PIPING. All underground piping shall be extra heavy cast iron installed in accordance with the standard specifications of the American Water Works Association: for 4-inch lines Class C requirements shall be used, 6-inch Class D, 8-inch Class E.

Rule 16. ADDITIONAL TANKS. When, in his opinion, the area covered is excessive or the occupancy is such that an unusual fire hazard is introduced, the Fire Commissioner may require additional protection in the nature of additional tank or tanks located remote from any other standpipe tank, or additional water supply in the main gravity tank, or a fire pump and suction tank of size and capacity to be determined by the Fire Commissioner or the Board of Standards and Appeals, or a combination of any of the foregoing supplies.

Rule 17. STANDARD SOURCE OF SUPPLY. Gravity tank located so that the bottom of same will be not less than 20 feet above the roof level and of a capacity as stated elsewhere in these rules and directly connected with the standpipe equipment by pipes of the same diameter as that of the largest riser.

Rule 18. TANK FEED. Tanks shall not be fed through the standpipe fire line, but shall be fed through a separate line at least 2 inches in diameter, discharging into the top of each tank above the overflow level through the side or through the bottom, that portion of the pipe within the tank to be of brass or bronze. An electric or steam pump of sufficient capacity to deliver at least 65 gallons of water per minute at the tank shall be provided, or if the pressure in the service line is sufficient and the plumbing is such that a minimum of 65 gallons of water per minute may be delivered to the tank, connection to the house water service main in the basement, cellar or lowest story may be used instead of pump.

The sprinkler and standpipe tanks may be fed from a common source of supply, either a pump or a direct service main connection, when a ball (float) valve is provided for each tank. Floats shall be of copper.

Rule 19. OVERFLOW. An overflow of diameter at least as large as that of the fill line shall be provided for each roof standpipe tank. The overflow line from all intermediate tanks shall be at least 6 inches in diameter. It may be run through the bottom of the tank, provided it is of brass or bronze and has no joint inside of the tank, otherwise it must be brought through the side of the tank, 3 inches below the top (of sides). Overflows shall terminate in a 90 degree elbow not more than 24 inches above the roof.

Rule 20. EMERGENCY DRAIN. There shall be provided for each tank an emergency drain not less than 4 inches in diameter connected directly to the bottom of the tank or to the standpipe supply line above the tank check, and terminating not less than 30 inches nor more than 4 feet above the roof in a horizontal run. Emergency drain shall be provided with a 4-inch O. S. & Y. gate valve located in a readily accessible position not more than 4 feet above the roof.

Rule 21. ELEVATION OF TANK. The bottom of each gravity tank used for standpipe fire line supply shall be at least 20 feet above the level of the roof. When the area of a pent house exceeds 50% of the roof area or when it exceeds an area of 2,500 sq. ft., the bottom of the tank shall be required to be not less than 20 ft. above the level of the pent house roof. In existing standpipe equipment the bottom of the gravity standpipe tank shall not be required to be more than 20 feet above the outlet in the highest story.

Rule 22. PYRAMID OR TOWER ROOFS. Where the roof of the building is designed so as to finish in a

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pyramid or tower form, the gravity tank shall be elevated as high as practicable, within the pyramid or tower. Provided, however, that in all cases, the gravity tank is not less than twenty (20) feet above the hose outlet in any room or space occupied other than for tank houses, elevator machinery or machine shop for repairing elevator machinery. Fire appliances, as may be required by the Fire Commissioner, shall be provided in such tank houses, elevator machine rooms, etc.

Rule 23. ACCESS TO TANK. Access to the top of each standpipe tank shall be provided by means of an iron gooseneck ladder of substantial construction and rigidly braced. Access to the tanks on theatre building shall be from the stage level to the roof by means of double-rung ladders set at an angle of not more than 70°, with intermediate landings every 12 ft. or less.

Rule 24. HIGH AND LOW WATER ALARM. Every gravity tank hereafter installed for standpipe fire line purposes shall be equipped with an electric closed circuit high and low alarm as provided under Rule 88, in order that it may be determined at any time whether or not the required standpipe reserve is in the tank, except when the house supply is taken from the tank, or where the house supply tank can only be filled from an overflow of the standpipe fire line reserve tank, a high and low alarm need not be provided when an automatic tank filling pump is installed.

Rule 25. CHECK VALVE. There shall be provided in a horizontal run of pipe in the top story stair enclosure or in a heated enclosure on the main roof, in the line connecting the standpipe tank with the standpipe riser, an approved type swing check valve opening downstream toward riser, except that where a siamese connection has been omitted, under these rules, no check valve shall be required. An O. S. & Y. gate valve shall be provided on each side of the check valve and shall be sealed open in an approved manner.

Rule 26. HEATING OF TANKS. All tanks used for standpipe supply purposes shall be heated by means of steam supplied through a brass coil with brass fittings and of a type and radiating surface as prescribed by the Board of Standards and Appeals. The heater shall be fed through a 1¼-inch steam line with a 1-inch return, separately trapped. The water in the tank shall be maintained at a temperature above 40° F.

Tanks in hotels, hospitals, institutes or similar buildings using the tank supply seven days a week supplying both standpipe and house service lines shall not require heating. If in an adequately heated enclosure, interior heating of tanks shall not be required.

Rule 27. LOWEST SUCTION TANKS. Tanks shall have at least 10,000 gallon effective water capacity as specified in Schedule A, reserved for the lowest fire pump use exclusively and shall be constructed of steel or reinforced concrete, located below the grade, or lowest story, if there is no cellar under the building. The Fire Commissioner may permit suction tanks to be located in a separate enclosure or building provided they are accessible and when, in his judgment, such location will be more practicable. House supply tanks may be connected to the fire pump suction line, provided an O. S. & Y. gate valve, sealed closed, shall be provided on such house supply lines.

Rule 28. LOWEST TANK SUPPLY. The lowest suction tanks shall be fed by a connection at least 4 inches in diameter taken directly and independently from the public street main. The supply shall be not less than 750 gallons a minute, and shall enter the suction tank above the top or through the side near the top of the tank and shall be controlled by suitable bronze ball cock and copper float.

Rule 29. SUPPORT FOR TANKS. Tanks of more than 500 gallons capacity hereafter placed in or on any building shall be supported on masonry, reinforced concrete or steel construction of sufficient strength and carried to a proper foundation as provided for in section 428, Chapter 5 of the Code of Ordinances.

Rule 30. INTERMEDIATE TANKS. The location of intermediate tanks hereafter installed shall be determined

and directed by the Fire Commissioner and as prescribed in Schedule A. Each such tank shall have at least 5,000 gallons of water reserved exclusively for fire line and pump purposes. The bottom of each tank shall be at least 20 feet above the highest outlet supplied therefrom. The method of water supply to tanks, the overflow, the high and low water alarm, the emergency drain, etc., shall be as prescribed for tanks above the roof except that the overflow and emergency drain shall be connected to the drainage system of the building or discharge on intermediate levels.

The connection of the tank to the system shall be as hereinafter set forth:

Piping of the same diameter as the riser shall connect the tank with the riser of the portion of equipment supplied from that tank and in this connecting line in a horizontal run there shall be placed an approved swing check valve opening downward, and two O. S. & Y. gate valves, one at each side of the check valve. Each tank section shall be directly connected to the tank section above by means of piping of the same diameter as that of the largest riser and in a horizontal connecting line shall be provided an approved swing check valve opening upward, with an O. S. & Y. gate valve, at each side of the check valve, in order that water pumped into the siamese connection may enter the entire equipment of the building, and that each tank will supply only its portion of the system.

Rule 31. VALVES. All valves controlling standpipe water supply except valves at hose outlets shall be iron body brass mounted, or cast steel designed in accordance with specifications of the American Society of Mechanical Engineers, gate valves shall be of Outside Stem & Yoke type and shall be located in an accessible position. All emergency control valves 6 inch and larger shall be of the by-pass type.

Rule 32. PIPING. Materials of Construction. All new piping for standpipe fire lines shall be of genuine full weight wrought iron or steel and properly tested by the manufacturer to withstand the required water working pressures. All pipes shall be lapwelded. Where working pressures are in excess of 150 lbs. to the square inch extra heavy cast iron, malleable iron or cast steel valves, and fittings constructed in accordance with the specifications of the American Society of Mechanical Engineers, able to withstand the required water working pressure shall be provided. The standard weight fittings and valves may be used where the pressure is not more than 150 lbs. per sq. in. Fittings in horizontal runs shall have long turns. All underground piping shall be of extra heavy cast iron as required by Rule 15.

The water working pressure on piping, valves and fittings shall be determined by the total head of water plus 50 pounds at the top floor hose outlet plus a factor of safety of at least 50 per cent. Specifications as to the construction and water working pressure of all piping, valves and fittings shall be marked on plans filed with fire commissioner.

Rule 33. CONSTRUCTION. Each standpipe fire line riser shall be supported at the bottom and at every other (alternate) story, and shall be properly braced. Horizontal lines shall be supported by standard heavy wrought or malleable iron hangers attached to or extending around and over floor beams at intervals of not more than 8 ft., and at more frequent intervals if deemed necessary by the Fire Commissioner and shall be securely braced to withstand vibration. Hangers may be supported by straps or bars extending over and around bars of at least 1 in. in diameter and 12 in. in length embedded in concrete floors parallel to and at least 2 in. from the undersurface or by approved malleable iron concrete inserts. The arrangement of lines must be straight and as direct as practicable. Offsets will be permitted only when unavoidable or where necessary to install horizontal check valves. Except where flange fittings and pipes are permitted elsewhere in this rule, all joints shall be screwed joints made up thoroughly water tight with red lead, litharge and glycerine, or compressed graphite lead and boiled linseed oil, or any joint compound that shall be approved by the Board of Standards and Appeals.

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n horizontal runs of piping of standpipe fire line systems, if larger than 4 in. in diameter, fittings and valves shall be of the flange type, provided flange faces are made true and smooth and do not show rings, sand holes or other imperfections. All joints shall be provided with copper gaskets.

All standpipe (fire line) equipments shall be installed in a workmanlike manner.

Rule 34. PROTECTION OF FIRE LINES. Standpipe lines when not located within a fire protected stair enclosure shall be protected against interior fire damage by means of at least one inch asbestos covering, or a covering of expanded metal lath and three-quarters inch Portland cement plaster or by a 2 in. terra cotta block encasement.

Rule 35. FROST PROTECTION. Standpipe lines shall be properly protected from freezing in the following manner:

One wrapping of tar paper equivalent to Asphalt Saturated Wool Felt paper weighing 12 lbs. per 100 sq. ft.

Three (3) layers of standard 1 in. high grade "long cows' hair" felt interposed and covered with one (1) layer of Builders' paper equivalent to red rosin sized sheathing paper weighing 40 lbs. per 500 sq. ft.

One (1) covering of 8 oz. canvas, painted with two (2) coats of waterproof paint.

All wrappings to be independently applied and securely fastened in place with heavy jute twine. Circumferential and longitudinal joints to have at least a 2 in. lap staggered with adjacent layers and opposing leakage to the hair felt.

In groups of pipes each water pipe is to be wrapped separately with the tar paper, but subsequent layers of felt and paper may be applied collectively if space does not permit of individual wrapping.

Where a heating pipe is one of the group, the wrapping should be applied so that the hot line would serve all pipes in the enclosure. The initial wrapping of tar paper around each water pipe should be applied with laps down and the whole group wrapped with tar paper with laps up. If due to the position of the hot line sufficient air space would not insulate the hair felt, then protection to be effected by suitable separators, or a wrapping of asbestos paper instead of the tar paper around the group.

On vertical pipes particular provision to be made to prevent slipping and tearing of insulation due to its weight.

To prevent slipping away of insulation at point of entrance of pipes into a tank, and to shed leakage from slip joints, a 6 oz. duck to be provided, doubled and securely fastened to bottom of the tank overlapping inside and outside the insulation of the group for a distance of 18 in. below the tank. This duck to be well coated with paint. Loose hair felt to be packed about connection at tank bottom to safeguard against settling.

Rule 36. NUMBER OF RISERS. Each building fronting on more than one street shall have at least one riser for each street front. For the application of this rule a corner building shall not be considered as facing on more than one street when it is on but one corner. In all cases regardless of area or location there shall be a sufficient number of risers, so that any portion of each floor area may be covered by the stream from a standpipe hose not exceeding 100 ft. in length.

Rule 37. FIRE TOWER RISER. Each standpipe riser shall be located within a stair enclosure and one riser must be located in main stairway or fire tower.

Where impracticable to locate a riser within the stair enclosure, the Fire Commissioner may permit it to be located immediately adjacent to a stair enclosure, public corridor or other suitable place.

Rule 38. HOSE STREAM ALLOWANCE. Not more than 10 feet will be allowed for the throw of hose stream, except where the static pressure at the hose outlet is 15 lbs. or more, when 20 ft. will be allowed.

Rule 39. SIZE OF CROSS-CONNECTION. Where there are two or more risers in a standpipe (fire line) equipment, all risers shall be cross-connected by piping of a diameter at least equal to the diameter of the largest riser, but in no case shall the cross-connection be less than five inches.

Rule 40. FIRE PUMPS. Where Required:

(a) In every building hereafter erected exceeding 250 ft. in height, as described in Schedule A, an electric centrifugal fire pump shall be kept in readiness for immediate use of the Fire Department during all hours of the night and day, including Sundays and holidays.

Rule 41. ARRANGEMENT AND SUPPLY OF FIRE PUMPS. Fire pumps shall be connected to the standpipe systems and have a capacity of 750 gallons of water per minute at a pressure of from 50 to 80 lbs. at uppermost hose outlet, fed from such pumps. Fire pumps shall draw from steel or reinforced concrete suction tanks. For the purpose of testing fire pumps a 4 in. diameter branch shall be taken from the discharge line at the pump side of the check valve and run to the suction tank over the side or through the side above the overflow level. From this branch there shall be taken a 4 in. line with an approved type pressure relief valve, extending to the tank in a manner similar to that of the 4 in. test line. In the 4 in. test line between the 4 in. relief branch and the tank there shall be placed an O. S. & Y. gate valve, which shall be kept closed except during a test of the fire pump. In the line from the fire pump to the standpipe risers and beyond the test branch there shall be placed an approved type check valve in a horizontal position and also an O. S. & Y. gate valve, the latter to be open except when the fire pump is undergoing test. A pressure gauge shall be provided and connected to the discharge line of the pump.

The piping connecting discharge from fire pumps shall be of same diameter as the main riser.

Rule 42. NUMBER AND LOCATION OF FIRE PUMPS.

SCHEDULE A

Height from Uppermost Hose Outlet to grade*	Total No. of Pumps Required	Approximate Location of Pumps			
		1st Pump	2nd Pump	3rd Pump	4th Pump
			Above level of First Pump	Above level of First Pump	Above level of First Pump
250' to 400'	1	Below grade level			
401' to 500'	2	Below grade level	200' to 250'		
501' to 600'	2	Below grade level	250' to 300'		
601' to 700'	3	Below grade level	200' to 250'	400' to 500'	
701' to 800'	3	Below grade level	250' to 300'	500' to 600'	
801' to 900'	4	Below grade level	200' to 250'	400' to 500'	600' to 750'
901' to 1000'	4	Below grade level	250'	500'	750'

* The uppermost hose outlet shall not include pent house outlet.

Rule 43. FIRE PUMPS IN BUILDINGS EXCEEDING 1,000 FEET. All buildings exceeding 1,000 feet from grade level to uppermost hose outlet shall be provided with a fire pump for every 250 feet of elevation above the centre line of the lowest pump.

Rule 44. TANK CAPACITIES. Suction tanks supplying the first or lowest pump shall contain not less than 10,000 gallons reserved for fire pump. Intermediate tanks and uppermost supply tanks for buildings between 250 and 400 ft. as described in above schedule shall contain not less than 5,000 gallons reserved for fire pump. Uppermost supply tanks on all other buildings shall contain not less than 3,500 gallons reserve for standpipe fire line. Suction tanks shall be of the open type.

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Rule 45. **TANK STRAINERS.** All supply tanks shall be provided with bronze strainers at pump and riser intake lines.

Rule 46. **CENTRIFUGAL FIRE PUMPS.** Fire pumps installed under these rules shall have a capacity of 750 G. P. M. and shall be of the multi-stage motor driven Centrifugal type designed, constructed and installed to render the highest possible efficient and reliable fire service.

The pump shall be located in a room of fireproof construction, properly ventilated, lighted and drained, enclosed in eight (8) inch brick or concrete walls with approved fire doors at openings and with fireproof floor and ceiling construction. If located in the lowest story of the building, the pump shall be placed on a foundation not less than one (1) foot in height. The pump room shall be readily accessible with safe egress for the attendant.

The pumping equipment shall be adaptable for heavy duty service having all parts of ample strength with liberal water passage and all working parts exposed to corrosion of phosphor bronze.

The pumps shall be fitted with fire fittings consisting of capacity name plate, pressure gauges, relief valves, hose manifold and three (3) approved 2½ in. hose valves with Standard Fire Department male threads. Fire pumps shall take suction supply under a head of water and in no case shall there be less than six (6) feet between water level in tank and centre line of pump.

The pump specifications shall be within the uniform requirements of "The National Standard" as adopted by the following associations:

Associated Factory Mutual Companies,
National Board of Fire Underwriters,

or as approved by the Board of Standards and Appeals.

Fire pumps to be designed to operate at not less than five (5) pre-determined speeds to give five (5) pre-determined pressures which will insure a maximum pressure of 80 lbs. and a minimum pressure of 50 lbs. throughout the building.

Fire pump equipment shall be so designed that it will operate normally at least five (5) speeds to provide a minimum of 50 lbs. pressure, and where more than one pump is required it shall be capable of pumping to the level of the next highest pump station in case of breakdown of intermediate pumping unit.

To provide for this standby service the fire pump shall run at nine (9) pre-determined speeds, namely, five (5) for continuous service and four (4) for standby service.

Rule 47. **GENERAL SPECIFICATIONS.** Pumping equipment shall be free from defects in design, workmanship and material and shall give proper and continuous operation under the conditions of service specified and shall be subject to approval of the Board of Standards and Appeals.

Materials entering into construction of this equipment shall be the best quality of their respective kinds and all parts shall be amply proportioned so as to be adaptable for heavy duty service.

CASING: Casing shall be of close grained cast iron and divided horizontally, and having suction and discharge connections in the lower half, so that the top casing can be removed without breaking water connections. Casing shall have in addition to flange bolts, additional heavy bolts inside of flange to prevent leakage between stages. Casing shall be tested and guaranteed to withstand pressure 50% in excess of working pressure.

SHAFT: Shaft shall be made of best grade nickel steel and shall be ground all over to close limits and a high finish.

IMPELLERS: Impellers shall be of the enclosed type of best grade of phosphor bronze finished all over.

WEARING RINGS: Shall be of phosphor bronze and of renewable labyrinth or other equal type. Impeller wearing rings shall be securely attached to impeller, and casing ring shall be securely locked in the casing.

SHAFT SLEEVES: Shaft sleeves shall be of bronze and extend through stuffing boxes to protect the shaft from corrosion and wear from the packing.

BEARINGS: Bearing brackets shall be of the best grade of close grained cast iron and securely bolted to the lower half of the casing.

Bearing brackets shall contain cast iron bearings lined with high grade babbitt and shall be removable. Each bearing shall be equipped with two oil rings to insure proper lubrication.

COUPLING: Coupling shall be of best grade cast iron finished all over and keyed to shaft. The two halves shall be connected by coupling pins, transmitting power through rubber bushings, vulcanized on steel sleeves.

STUFFING BOXES: Stuffing boxes shall be of sufficient depth to prevent excessive leakage and shall contain water seal rings of bronze.

PACKING: Packing shall be held in place by bronze glands horizontally split and bolted together.

BED PLATE: Bed plate shall be of cast iron of heavy box type and provided with finished pads to which the pump is bolted and doweled. Foundation bolt rings shall be drilled for foundation bolts. Jack-screw pads to be cast with bed and jack-screws furnished to assist in aligning. Bed plate shall be provided with ample drip rims, drilled and tapped for piping connections on both ends.

PAINTING: Pumps shall be painted, filled, rubbed down to an even surface and finished with a drab steel-color machine paint, and the inside of the oil reservoirs in the bearing brackets to be painted white with a special oil-resisting paint.

TESTING: Pumps shall be tested at the plant of manufacturer to prove that they can fulfill requirements of specifications and guarantees made.

Rule 48. **SPECIFICATIONS FOR ELECTRICAL CONTROL AND OPERATION OF FIRE PUMPS.**

MOTOR: (a) Direct-current motors must be of the shunt or cumulative compound wound types. The speed of the motor at no load must not exceed the speed at full load by more than 10%.

Alternating current motors shall be of a slip ring type that will surely start and attain full speed under the current supply conditions where pump is to be installed. Approval of fire pump installations will be contingent on proper attention being given to the features mentioned herein.

(b) With a room temperature not exceeding 40 deg. C., motors shall be designed for a temperature rise not exceeding 40 deg. C. when carrying their rated full load continuously and shall also be able to run continuously with an overload of 15% without stress and without injurious rise in the temperature. Motors shall be able to withstand under the above room temperature an overload of 25% for 2 hours or a momentary overload of 50% without injury. No electrical or mechanical weakness should develop during these tests. The rise in temperature shall be measured in accordance with the Standardization Rules of the American Institute of Electrical Engineers.

Motors shall be of such capacity that at rated voltage 115% of its full load ampere rating will not be exceeded under any conditions of pump load.

(c) Motor and control apparatus must be protected from water coming from possible leakage, or breakage of any connection at the pump or other piping in its vicinity, including hose lines which may be connected to the pump.

(d) Motor windings shall be thoroughly impregnated with an insulating compound suitable for resisting moisture.

(e) Bearing shells and caps for motors shall be of the split type on at least the driving end, to permit removal and replacement without disturbing the motor or shaft after installment.

VARIABLE SPEED CONTROL OF MOTORS shall be provided except for fire pumps in theatres as required under Rule 86. Not less than five stages of speed variation will be permitted.

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AUTOMATIC STARTERS will not be permitted except as provided for under Rule 86 (Theatres, etc.) of Standpipe Fire Line Rules.

CONTROLLING EQUIPMENT: The following specifications cover the construction and installation of controlling equipments of manually operated devices for the control of electric motors driving fire pumps.

In materials, details of construction, test and installation, except as modified or supplemented by these requirements, all parts of the equipment shall comply with Chapter 9 of the Code of Ordinances.

All equipments shall be specifically approved for fire pump controlling purposes.

DESIGN: (a) The design of all parts must be such as to secure simplicity, strength, durability and ease of operation.

(b) All parts must be mounted on one or more panels of slate, marble or other approved material, supported in a substantial manner on an iron frame, and the entire equipment must comply with the requirements for switchboards in Chapter 9 of the Code of Ordinances.

(c) All parts, such as bearings, cams and latches, the operation of which is liable to be interfered with by corrosion, must be made of phosphor bronze or similar metal, except where magnetic qualities are essential. Springs must be of phosphor bronze or similar metal, or protected against corrosion in an approved manner.

OPERATING MECHANISM: (a) The operation shall be such that the motor is directly started by a single lever, which shall be arranged to move in one direction from the initial to the final position.

(b) Electrical actuating devices will not be approved.

(c) Where direct current is used, an auxiliary field resistance shall be provided which can be used to increase the motor speed 10 per cent.

RESISTANCES: Starting resistances must be, unless inside of the motor, of the grid type, and comply with the requirements of starting duty rheostats as given in Chapter 9 of the Code of Ordinances.

OVERLOAD PROTECTION: (a) Each motor lead must be protected by a circuit-breaker. With direct current motors, leads must be protected by a single-pole circuit-breaker in each lead, or by an approved double coil, double pole circuit-breaker so designed that each pole must be closed independently of the other.

(b) Circuit-breakers to be calibrated to 400 per cent. of normal motor current.

(c) No fuses nor other overload release devices except circuit-breakers are permitted, except in instrument and pilot light leads.

WIRING: All wiring shall be installed in rigid iron conduit.

SWITCH: An approved knife switch for independent sources of supply must be provided, having one pole for each supply wire in circuit.

PILOT LAMP AND INSTRUMENTS: (a) A pilot lamp connected on the motor side of the circuit-breaker must be provided to indicate the presence of voltage on the line.

(b) A voltmeter and ammeter must be provided and suitably mounted and connected as a part of the control equipment.

MARKING: (a) A name plate must be provided giving the name of the manufacturer and the rating of the equipment in volts and amperes.

(b) All line and motor terminal connections must be suitably marked so that they can be readily identified.

CONTROL PANEL: The control panel shall be constructed of a high grade of electrical slate or marble or other approved material.

The supporting frame shall be so arranged that the bottom of the panel will not be less than 24 inches above the floor.

INSTALLATION OF APPARATUS: The control panel shall be located close to and within sight of the motor. If a pump room used for no other purpose and containing no other apparatus except the fire pump, its motor and its accessory appliances is provided, the controlling equipment shall be placed in this room.

The control panel shall be so protected that it will not be injured by water escaping from pump or connections.

Except where special permission is granted by the Fire Commissioner the controlling equipment shall be protected from mechanical injury by one of the following methods:

(a) Grille or lattice partitions so placed as to completely enclose the control panel and starter.

(b) The entire equipment of the panel and starter may be enclosed at the sides, front, back and top in a thoroughly substantial, ventilated sheet iron or steel cabinet of not less than No. 12 U. S. metal gauge in thickness with hinged doors with glass panel in front of pilot light. When panel is in a fireproof room and not subject to mechanical injury an enclosing cabinet shall not be required.

TEST OF EQUIPMENT: The entire equipment shall be subject to test and inspection by representatives of the Fire Commissioner.

POWER SUPPLY: Where the power supply can be obtained from two separate street feeders, two separate and distinct services shall be installed.

Where current is taken from an underground Edison three-wire system and the power lines are protected by approved conduit from a point where they enter the building to the control panel in the pump room, it will be considered an acceptable source of power supply.

Isolated Plant: Where the source of supply is an isolated plant located in the building an auxiliary service of sufficient capacity shall be obtained from some outside source.

Transmission Lines: (a) The lines between the power plants and the pump room must be of such number, so arranged and so located that there will be small chance of an interruption of service to the motor, due to accident to the lines. All wiring in the pump room must be in approved conduit.

Where the valves involved are large and the crippling of this pump service would seriously affect the protection of the property, at least two separate lines from the power plant or plants to the pump installation shall be provided. The lines must be run by separate routes or in such manner that a failure of both at the same time will be only a remote possibility.

(b) Each line between the power plant and pump room shall be of such size that its safe carrying capacity as given in Chapter 9 of the Code of Ordinances will not be exceeded by the load carried.

Where direct current motors are used, the voltage at the motors must not drop more than 5 per cent. below the voltage rating of the motors when the pumps are being driven at rated output, pressure and speed, and the lines between motors and power stations are carrying their peak loads.

When alternating current motors are used, the voltage at the motors under these same conditions must not drop more than 8 per cent. below the voltage rating of the motors.

(c) The overload protective devices at the power plants, and where provided at various points on the lines, must be of such rating and so set that they will open the circuit only under short circuit conditions.

Approved fuses may be used, if desired, except for the protection of the pump motor where circuit breakers are required. The fuses, however, must be of such size that an overload or short circuit at the motor or its control apparatus will not cause them to open the circuit, but instead, the circuit breaker protecting the motor.

TRANSFORMERS: Where it is necessary to install transformers they shall be installed in accordance with Chapter 9 of the Code of Ordinances.

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Rule 49. **SIGNALLING DEVICES.** All buildings where variable speed control of fire pump motors is required shall be equipped with an approved coded closed circuit signalling system. The signalling stations shall be located one on each floor at main riser. This system shall be so arranged that a coded signal can be transmitted to the pump rooms. An eight-inch gong shall be provided in all pump rooms and at such other locations as the Fire Commissioner may direct. All apparatus used in connection with the signalling system shall be of an approved type and installed as outlined in rules governing the installation of interior fire alarm systems.

At alternate signal sending stations there shall be provided an approved closed circuit strap key enclosed in a sheet metal box equipped with a paracentric Fire Department lock and approved hinges.

The strap key shall be connected in series with the box circuit of the signal sending station.

A card of instructions shall be placed in the pump room giving code numbers of signalling stations, the pressures obtainable at different speeds of the motor and such other information the Fire Commissioner may direct.

Rule 50. **RELAY STANDPIPE SYSTEM.** All buildings hereafter erected exceeding 400 ft. from grade to highest hose outlet shall be provided with an intermediate combination gravity and suction standpipe supply tank and a fire pump as required under Schedule A.

Each tank shall have at least 5,000 gallons of water reserved for the fire lines and shall be connected to fire line system as described in Rule 30 for intermediate tanks except that in addition to the requirements of Rule 30, there shall be provided a long turn by-pass 8 inches in diameter around the tank check valve and the O. S. & Y. gate valves. An 8-inch O. S. & Y. gate valve SEALED CLOSED shall be provided in the by-pass line.

Each tank shall be provided with overflow and emergency drain lines as required in Rules 19 and 20, except that such lines shall drain to roofs of set backs on building, or into house drain lines providing the house drain line or lines are equal in sum total to the sum total in diameter of the drain lines.

The fire pump shall have a capacity of not less than 750 gallons of water per minute and shall deliver through the standpipe main feed riser at a pressure not less than 50 lbs. to the square inch at the highest hose outlet fed by said pump.

All fire pumps shall be located on a raised base at least 24 inches above the floor and on the floor below the supply tank, with the suction line as direct as practicable.

The pump-discharge line shall be connected to the main feed riser feeding up, and outside the horizontal tank check valve line, and the upward swinging check valve in the main riser. An O. S. & Y. gate valve shall be provided at a point between the pump discharge connection and the upward swinging check valve SEALED OPEN.

The fire pump and motor shall be located in a watertight room as close to fire tower as practicable, properly drained by a 3-inch line to house drain or scuppers in exterior wall. The electric switch controlling the motor shall be marked on panel "FIRE PUMP SWITCH" in 1 inch white letters on a red background.

Rule 51. **NUMBERING ON VALVES.** All gate valves on tanks, fire lines and pumps shall be numbered by 3-inch red metal disc with white numbers 2 inches high secured to wheel of valves.

Rule 52. **PUMP ROOM DIAGRAM.** A white and black print drawn to a scale of one-quarter inch to the foot shall be provided in a glass frame showing the tank, fire pump, all pipe lines and valves. The number of each valve shall be shown in addition to purpose of each water line.

The print shall include instructions as to method of

starting and operating pump, closing main line, gate valve and opening by-pass valve.

Rule 53. **FIRE LINE TELEPHONE.** In all buildings where a variable speed control of fire pump motors is required there shall be provided a multiple telephone system with a master telephone in each pump room, and in the main lobby and individual telephones located on alternate floors near the main fire line riser.

The operation of the system shall be such that any individual telephone may call and converse directly with any master telephone. The master telephones may call and converse directly with each master telephone.

A six-inch vibrating call bell shall be located at the master telephones.

The master telephones in pump room below grade level shall be equipped with a loud speaking receiver so that the voice can be clearly and audibly heard at a distance of not less than fifteen feet from the receiver.

WIRING: The wiring for the telephone system shall not be smaller than No. 18 rubber covered wire installed in rigid iron conduit. The conduit system shall contain no conductor other than fire line telephone conductors.

The fire line telephone system shall be properly maintained and ready for use by the Fire Department at all times.

Rule 54. **MAIN LINE EMERGENCY CONTROL VALVES IN BUILDINGS OVER 400 FEET IN HEIGHT** (per Schedule A). At the base of the main feed riser or below the hose outlet valves on the first story; at each pump room elevation, and at each approximate one third the height above the fire pump elevations and the pump or roof tank next above, there shall be provided O. S. & Y. emergency control valves in the main feed riser properly numbered and shown on the fire pump blue print heretofore described.

Rule 55. **EMERGENCY TOOL BOX.** Where fire pumps are required under these rules there shall be provided in each pump room an emergency fire department tool box, painted a fire department red, with 3-inch white letters reading, "Emergency fire line tool box." The box shall be secured to the wall and be fitted with a fire department lock and contain the following:

- 1—3-foot Stillson wrench.
- 4—2½-inch plugs with pipe threads.
- 4—2½-inch caps with hose threads.
- 2—Spanner wrenches of Fire Department pattern.
- 4—2½-inch double female hose connections, with Fire Department threads.

Rule 56. **EMERGENCY AND TESTING HOSE.** Where fire pumps are required under these rules there shall be provided in each pump room not less than two 50-foot lengths of rubber lined 2½-inch hose, of Fire Department quality, and one 1½-inch nozzle of controlling type. All couplings to be of Fire Department pattern and threads. Hose shall be supported by hooks secured to enclosure wall of pump room.

Rule 57. **LOCATION OF LOWER FIRE PUMP IN RELATION TO HORIZONTAL LINE CONTROL VALVES.** In a single main riser system the fire pump discharge line to riser shall be as short as practicable.

In a two (2) main riser system the pump discharge line to cross connection shall be located between the two risers. An emergency gate valve of the O. S. & Y. type, sealed open, shall be provided in the cross-connection on each side of the discharge line connection.

In a three (3) main riser system the pump discharge line shall be connected to the cross-connection on each side of the central riser. Three (3) emergency gate valves as above shall be provided as follows: One (1) at the base of the central main riser and one (1) on each side of the discharge line connection on the riser side.

In a four (4) main riser system the pump discharge line to the cross-connection shall be centrally located so as to

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Provide two risers on each side of pump connection. An emergency gate valve shall be provided in the cross-connection on each side of the discharge connection.

In a five (5) main riser system the pump discharge line shall be connected on each side of the third, or central riser, and shall be provided with gate valves located as described in a 3 riser system.

In a six (6) main riser system the pump discharge line shall be centrally located so as to provide three risers on each side of pump connection and shall be provided with gate valves located as described in a two and four riser system.

For the purpose of this rule a main riser is any vertical riser other than a branch riser with not more than three (3) hose outlets above the cross-connection.

Rule 58. EMERGENCY SAFEGUARDS. For the purpose of prolonging the use of the standpipe fire lines in case of failure or break, it is necessary to provide and properly locate emergency gate valves of the O. S. & Y. type as follows:

Rule 59. EMERGENCY VERTICAL LINE CONTROL VALVES. All standpipe fire line systems hereafter installed in buildings over four (4) stories or 50 ft. in height, and up to 400 ft., as described in Schedule B, shall be provided for as follows: In each riser an O. S. & Y. gate valve shall be provided below the first story hose outlet. If the interior stairway extends from hallway on first story to cellar the gate valve shall be located within the stairway enclosure below the first story level.

A two-way 2½-inch hose outlet tee with two 2½-inch approved valves, one of which may be capped, shall be provided in all main risers 6 ft. to 7 ft. above floor or stair landing level of first story with the O. S. & Y. control valve below the outlet tee.

Where a single main riser system or a main riser feed system is installed and the uppermost hose outlet exceeds 50 ft. above grade level there shall be provided in each riser O. S. & Y. gate valves, in addition to the gate valve below the first story hose outlet at approximately the level above grade hereafter specified.

SCHEDULE B

Height from Uppermost Hose Outlet to Grade	Total Number of Valves Required	Approximate Location of Valves Above Grade					
		1st Valve	2nd Valve	3rd Valve	4th Valve	5th Valve	6th Valve
150' to 200'	2 to 3	Below the 1st outlet	75'	150'			
200' to 250'	2 to 3	"	75'	150'			
250' to 300'	3 to 4	"	75'	150'	225'		
300' to 400'	4 to 5	"	75'	150'	225'	300'	

Rule 60. UPPER CROSS-CONNECTION EMERGENCY CONTROL VALVES. When a two (2) main riser system is installed there shall be provided O. S. & Y. emergency gate valves between the risers in each cross-connection, located within the stairway enclosure when practicable, or as near the door to main stairway of fire tower as practicable, and where the uppermost hose outlet exceeds 150 ft. above grade, the risers shall be provided with O. S. & Y. gate valves as described in Schedule B.

Where a three (3) main riser system is installed there shall be provided O. S. & Y. gate valves between any two of the risers in each cross-connection and one in the central riser at each cross-connection.

Where a four (4) main riser system is installed there shall be provided O. S. & Y. gate valves in each cross-connection between the 2 central risers, so as to provide 2 risers on each side of control valves.

Where a five (5) main riser system is installed there shall be provided O. S. & Y. gate valves between the second and third central riser in each cross-connection and one in the central riser at each cross-connection as described in a 3 riser system.

Where a six (6) main riser system is installed there shall be provided O. S. & Y. gate valves centrally located in each cross-connection so as to provide 3 risers on each side of gate valve—as described in a two and four riser system.

Rule 61. LOWEST CROSS-CONNECTION CONTROL VALVES. When the building is provided with a fire pump as required by the Rules the gate valves required in the lowest cross-connection shall be located as described under location of Fire Pumps and Horizontal Line control valves.

Rule 62. FIRE TOWER RISER. Where the building is provided with an exterior enclosed fireproof stairway or fire tower the main riser shall be installed in such stairway and properly protected from freezing in accordance with these rules unless stairway is adequately heated.

Rule 63. VALVE SEALED OPEN. All O. S. & Y. gate valves shall be located in an accessible position and be sealed open in an approved manner.

Rule 64. LADDERS TO VALVES. Where the gate valve is more than 7 ft. above any floor or stair landing a single rung iron ladder with ½-inch rungs and not less than 10 inches between strings shall be provided at each gate valve properly secured at top and bottom.

Rule 65. VALVE SIGNS. Where the gate valves on the upper cross-connections are not located in the stair enclosure, a sign with red background and white letters not less than 3 inches high shall be painted on the face of the wall within the stairway enclosure on the story where the gate valve is located, which shall read as follows: "STANDPIPE CONTROL VALVE NO. 0 IN LOFT."

Where a standpipe riser is located in a fire tower a sign with red background and 3-inch letters as above shall be painted on the wall at fire tower exit door, which shall read: "STANDPIPE IN TOWER," except on that story on which the emergency control valve is located, there the sign shall read: "STANDPIPE CONTROL VALVE NO. 0 IN TOWER."

Rule 66. VALVES NUMBERED. All emergency control valves shall be numbered by means of a metal disc not less than 3 inches in diameter painted red with a white number not less than 2 inches high and shall be secured to wheel of valve by chain or metal clamp.

Rule 67. FIRE LINES PAINTED. All standpipe lines not located within a stairway enclosure or public corridor and including the siamese connection street riser wall collars and caps shall be painted a Fire Department red.

Rule 68. SIAMESE CONNECTIONS FOR FIRE DEPARTMENT USE. Each standpipe system shall be provided with one or more approved type 3 inch x 3 inch inlet siamese connections for use by the Fire Department as hereinafter set forth. When a building faces on but one street and has a frontage of less than 250 ft. and requires but one four (4) inch diameter standpipe riser one siamese connection shall be provided; where the street frontage exceeds 200 ft. in length and requires but two four (4) inch diameter standpipe risers two siamese connections shall be provided for each 200 ft. of street frontage or fraction thereof. Buildings exceeding 250 ft. in height shall have not less than two siamese steamer connections for each riser and buildings not more than 250 ft. in height shall have at least one siamese connection for each 6 inch riser. Buildings having frontages on more than one street shall have a siamese connection on each street front when the frontage is not continuous but in all cases where more than one siamese connection is required they shall be properly distributed, and not grouped, as the Fire Commissioner may direct.

Rule 69. SIAMESE HEADERS. Siamese headers shall be independent of each other and lead, as direct as

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practicable, to riser or cross-connection header. There shall be at least 2 siamese for every 8-inch riser and at least 1 siamese for every 4 or 6 inch riser. Where there are more than one riser, the siamese headers shall divide on each side of any emergency control valve in the cross-connection, and such headers shall be equal in sum total to the sum total of all risers on either side of the emergency control valves.

No siamese header shall be larger than 6 inches. Siamese risers, when extending through sidewalk, shall be of bronze or fitted with a brass sleeve, packed with a waterproof compound between sleeve and riser.

Rule 70. SIAMESE OMITTED. Any building, other than theatre with stage, not over 45 feet in height shall not be required to have a siamese connection except when such building is on a water-front or when it is one of a group of buildings and has a cross-connection to the standpipe equipment in one or more of the other buildings.

Rule 71. LOCATION. Each siamese connection placed on the street front of a building shall be located not less than 18 inches and not more than 36 inches above the sidewalk level and shall be set in a horizontal position and shall be readily accessible for Fire Department use. Each siamese shall have cast in the body on top or on wall plate, in letters at least 1 inch in length and not less than $\frac{1}{8}$ inch in depth, the word "STANDPIPE."

The piping connecting the siamese with the standpipe equipment proper shall be not less than 5 in. in diameter where there are two or more 4 in. risers and not less than 6 in. in diameter for risers of 6 and 8 in. diameter. When there is but one 4 in. riser, connection from siamese may be 4 in. in diameter.

Rule 72. SIAMESE CHECK AND DRIP. In each line between the siamese connection and the standpipe system there shall be placed an approved type swing check valve located where practicable within 10 feet from the building wall. Between the siamese and its check valve there shall be placed a $\frac{3}{4}$ -inch automatic ball drip of an approved type which will close under a pressure of not more than 7 lbs. per square inch.

Rule 73. SIAMESE CONNECTIONS FOR FIRE-BOAT USE, EXCEPT WHERE THE SOURCE OF SUPPLY IS FROM THE STREET MAIN DIRECT. Siamese connection on piers or warehouses, etc., intended for fireboat use exclusively shall be $3\frac{1}{2}$ in. x $3\frac{1}{2}$ in. at inlets with Fire Department female thread. Between siamese and the system proper there shall be an approved type swing check valve, and between the check valve and the siamese either a $\frac{1}{2}$ -in. open drip without valve or cock, or a $\frac{3}{4}$ -in. automatic ball drip of approved type closing under a pressure of not more than 7 lbs. per sq. inch. Where systems have both fireboat and shore siamese the shore siamese shall have male connections and shall be without clappers, but shall have on each inlet a 3 in. gate valve with Fire Department male thread for hose connection. Check valve shall not be provided for the land end siamese.

Rule 74. HOSE OUTLETS. When practicable all hose outlets shall be placed within a stair enclosure. They shall be $2\frac{1}{2}$ in. in diameter, set not less than 5 ft. nor more than 6 ft. above the floor or landing as the case may be. Outlets and racks shall be located above the floor or landing and shall not be over a run of stairs or in a stair well. When impracticable to place hose outlets within the stair enclosure, the Fire Commissioner may permit them to be located immediately adjacent to a stair enclosure, in a conspicuous place, in which case there shall be painted upon the stair side of the wall of the stair enclosure a conspicuous sign in letters not less than 8 in. in height indicating the location of the outlet. Where there is a 4-in. riser system its termination above roof shall be a $2\frac{1}{2}$ -in. outlet hose valve properly capped.

Rule 75. MAIN ROOF OUTLETS. All 6 and 8-in. main riser systems which extend to intermediate or highest roof level shall be provided with not less than $2\frac{1}{2}$ -inch hose valve manifolds with male threads. Roof outlets shall be located not less than 24 in. nor more than 36 in. above the roof and each valve shall be provided with regulation $2\frac{1}{2}$ -in. Fire Department caps. Where roof outlets cannot be located within a heated stair enclosure, control valve shall be located below the roof and shall have a long stem extending above the roof with a wrench handle at the upper end. Between the long stem valve and the roof outlet there shall be a $\frac{1}{2}$ in. open drip extending to a sink or a $\frac{3}{4}$ in. automatic ball drip of approved type.

In buildings not exceeding 40 ft. in height hose outlets above roof shall not be required.

Rule 76. SPANNER WRENCH. A spanner wrench may be provided at each hose outlet valve, such wrench shall be of the gooseneck Fire Department pattern.

Rule 77. BRANCH LINE SIZE. No branch line shall be less than 4 in. in diameter, except that any branch line for a riser or cross-connection to but one hose outlet may be $2\frac{1}{2}$ in. if not over four (4) feet in length, and may be 3 in. in diameter if not more than twenty-five (25) feet in length.

Rule 78. NOZZLES. All $2\frac{1}{2}$ -in. fire hose shall be provided with approved smooth bore nozzles 15 in. in length, the outlet at the tip to be not less than 1 in. nor more than $1\frac{1}{8}$ in. in diameter.

Rule 79. HOSE. Each outlet other than the roof outlet shall have attached thereto $2\frac{1}{2}$ in. unlined linen hose except that in buildings or premises that do not contain occupancies storing, handling or using inflammable motor picture films or nitro cellulose products, and which are classified as hazardous, the Fire Commissioner may permit in addition to the $2\frac{1}{2}$ -inch outlet and hose the installation of $1\frac{1}{2}$ in. unlined linen hose and valve. There shall not be more than 100 ft. of hose at any outlet, as required by Section 581, Chapter 5, Code of Ordinances. No single length of hose shall be less than 50 ft.

All hose used in connection with the standpipe fire system shall be at least equal in material and construction to the type of hose bearing the approval label of the National Board of Fire Underwriters.

Rule 80. COUPLINGS. Hose couplings for standpipe shall be equal to hose couplings of the regular Fire Department pattern and thread.

Rule 81. RACKS. All standpipe hose shall be supported from racks of stamped steel, malleable iron or other metal equal thereto, of approved swing type, so designed and constructed that they will permit of ready and easy release of hose for use. The racks shall be supported securely and substantially from standpipe risers or wall, except that where a cast nipple of non-corroding material is screwed into the hose outlet valve the rack may be suspended from such nipple. The minimum thickness of nipple to be $\frac{5}{16}$ in. In no case will automatic racks be permitted.

Racks shall be not more than 7 feet 6 inches above the floor.

Rule 82. HOSE CABINETS. Hose racks may be installed in cabinets, provided the cabinets are conspicuous and located within a stair enclosure, and are of a size sufficient to accommodate the entire equipment and permit of easy handling of hose and operation of valve.

In theatres cabinets may be permitted outside of stair enclosures, provided they are conspicuous, and that during performances the cabinets are illuminated by means of an electric lamp placed inside. Each cabinet shall have a clear

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door (one panel only) without lock and shall have words "FIRE HOSE" painted on the glass in letters less than 2½ inches in height.

Rule 83. REGULATION AND REDUCTION OF PRESSURES. All buildings hereafter erected over 250 ft. in height and which do not exceed 400 ft. in height from grade to highest hose outlet shall be provided with a gravity tank of not less than 5,000 gallons. Where the above described height exceeds 400 feet, fire pump and suction tanks shall be provided as described under Rule A.

Where the pressure on any hose outlet valve exceeds 50 lbs. either approved outlet pressure reducers, set as prescribed by the Chief of the Fire Department, or the Board of Standards and Appeals, shall be provided at such outlets.

Rule 84. BUILDINGS IN COURSE OF ERECTION. In buildings in course of erection standpipe fire lines shall be carried up with each story after the structure reaches the 7th story or a height of 85 ft., and there shall be provided an outside siamese pumper connection in a proper and accessible place. Regulation hose outlets on every story above the 2nd shall be provided as the work progresses. Hose outlets shall be provided with male threads of Fire Department pattern, with hose and nozzle attached, at least every second outlet. The top and bottom of each riser and all cross connections shall be securely capped at all times during the progress of the work except when work on the standpipe fire line is in progress at that point. Temporary standpipe risers used in construction work and not less than 3 inches in diameter for buildings, not exceeding 400 ft. in height, and of larger diameter, in buildings exceeding 400 ft. in height, when maintained to supply water at all times, may be accepted in lieu of the regulation standpipe, provided it is equipped with hose outlets, hose and siamese as required above.

Elevators or hoists shall be provided as required in Rule 6.

Rule 85. PLACES COVERING LARGE AREAS. In ship yards, oil storage plants, amusement or exhibition parks and other enclosures when deemed necessary by the Fire Commissioner shall have one yard hydrant and hose for each 20,000 sq. ft. of area, but in no case shall there be more than 250 ft. distance between hydrants. Hydrants and sufficient approved hose and a smooth bore 1½-inch Underwriters playpipe shall be placed in an approved hose house, painted red, with words "FIRE HOSE" in 6-inch white letters on door. Where the area exceeds 20,000 sq. ft. and not exceeding 40,000 sq. ft. in area, a gravity tank of at least 5,000 gallons capacity, elevated 50 ft. above the yard, or 75 ft. above the highest structure in the yard, or a fire pump of at least 1,000 gallons a minute capacity, with a suction tank of at least 25,000 gallons capacity, or river water supply shall be provided. Plants exceeding 40,000 sq. ft. in area shall be provided with a fire pump of not less than 1,000 gallons per minute capacity, suctioning from a tank or sump of at least 30,000 gallons capacity. The Fire Commissioner may permit suction from a river or well in his opinion the required quantity of reasonably clean water may be obtained thereby, except that where river water is proposed and standpipe primary water supply is taken from street main, approval of the proposition shall be obtained also from the Department of Water Supply, Gas and Electricity. In addition to yard hydrants, the Fire Commissioner may require one Monitor nozzle with remote control for each 40,000 sq. ft. of area or fraction thereof when in his opinion an unusual hazard exists or may exist. Monitor nozzles shall be located as ordered by the Fire Commissioner.

Standpipe risers may be connected to yard hydrant systems when such systems are provided with gravity tanks in accordance with this rule, or when same conforms with Rule A, Subdivision A (city main connection).

Yard hydrant systems connected to city main shall be provided with Post Indicator valve located in an accessible position.

The Post Indicator valve shall be sealed or locked open and be painted a Fire Department red.

Yard hydrant systems with more than one hydrant shall not be connected to City mains outside of the high pressure fire service area, unless approved by the Board of Standards and Appeals.

Provision for steamer connections, fireboat connections, pressure reliefs and general layout of plant standpipe systems shall be made by the Fire Commissioner as his judgment may dictate for each individual case.

Fire extinguishing equipments in addition to the foregoing shall be prescribed by the Fire Commissioner for all oil storage plants, oil refineries, fire work plants and other plants when deemed by the Fire Commissioner as presenting unusual fire hazards.

Rule 86. THEATRES, ETC. In every theatre or opera house or other building used for theatrical or operatic purposes or amusement purposes as per Section 520, Chapter 5, of the Code of Ordinances, the standpipe fire line equipments in addition to the tank shall also be supplied by approved electric pump or pumps having a capacity of at least 250 gals. per minute at 100 lbs. per square inch in buildings without occupancy above the roof and at 125 lbs. per square inch pressure in buildings having any occupancy above the auditorium roof. Power for pumps shall be supplied by electric motors of sufficient horsepower to drive pump without sign of overload. Pumps shall be bypassed to suction tanks, as provided for elsewhere in these rules under FIRE PUMPS. Pumps shall suction from steel or reinforced concrete tanks of not less than 5,000 gallons water capacity. Pumps shall deliver initial supply of water and shall be connected to an approved electric device which, upon a reduction of pressure below the allowable minimum, will automatically start the pump and, upon a restoration of the required pressure, will automatically shut off the pump. The automatic starting device shall be set to cut in at 60 lbs. pressure and to cut out at 80 lbs. pressure. In addition to the automatic starting device there shall be provided a hand starter for emergency use and there shall also be provided a pressure gauge on the panel board.

Rule 87. STREET MAIN CONNECTIONS. Subject to the requirements of the Department of Water Supply, Gas and Electricity, the size of each standpipe connection to a street main shall be not less than 4 in. in diameter and shall have a conveniently accessible control valve in the line at or near the curb or when practicable in a more remote location. The control valve shall be fitted with a frost and waterproof box not less than 4 ft. nor more than 6 ft. below the curb with a fixed stem extending to a compartment at the level of the sidewalk. The cover shall be bolted to the casing, and shall be so marked as to be quickly located and to indicate the purpose of the valve. The valve shall be of an indicating pattern, operating by a special socket wrench approved by the Department of Water Supply, Gas and Electricity. The water meters used in standpipe fire line supplies shall be of approved type allowing free flow of water. Supply through the meter shall be checked against the Fire Department Siamese Supply and against tank supply.

Where, due to the presence of a vault under the sidewalk and extending to within 18 in. of the curb, it is impracticable to install a control valve box at the curb, there shall be placed in the feed line from the main a control valve located not more than two feet from the point of entry.

Rule 88. HIGH AND LOW WATER ELECTRIC ALARMS. The high and low water electric alarm for gravity tanks shall be so constructed and arranged that a decrease in the quantity of water below the required fire line reserve shall cause an alarm to be given in either the pump room or engineer's room. An annunciator shall be provided in connection with the alarm system. The high

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and low tell tale electric devices for gravity tanks shall be so constructed that they will not be affected by moisture and the parts shall be heavy and rugged. The level of the water in the gravity tank shall be indicated by an approved device.

The audible signalling device for high and low water electric alarm shall consist of vibrating gong of at least 6 inches diameter of the enclosed type and arranged for conduit installation, the same to be operated automatically. The control cabinet shall be arranged for conduit installation and shall be located in the engineer's room or pump room where it will be under supervision of the person in charge of the standpipe supply.

All wiring shall be installed in rigid conduits and the installation shall be in accordance with the provisions of Chapter 9 of the Code of Ordinances. Control panels must be approved by the Board of Standards and Appeals.

The following sources of energy may be employed and are given in their order of preference:

1. Public utility electric light and power systems.
2. Independent electric generating plants.
3. Storage batteries in duplicate.
4. Primary batteries of closed circuit type.

When the system is connected to a 110 volt lighting service a suitable cut-out is to be provided and it shall be enclosed in a locked or sealed metal cabinet. The connection to system shall be the first connection on the house side of and as near as practicable to the meter. When batteries are used to operate the system they shall be placed in an approved cabinet provided with a lock and key.

Rule 89. DRY PIPE VALVE. A dry pipe valve shall be taken to mean a valve automatically controlling the water supply of the standpipe system in such a manner that under normal conditions its piping system will be maintained dry, but in the event of a hose valve being opened, the dry pipe valve automatically releases the water into the standpipe system.

In refrigerating plants or in unheated buildings, piers or warehouses where wet lines are impracticable, dry pipe valves may be installed.

Type A, in which the valve is actuated by the release of compressed air in the standpipe system due to the opening of a hose valve; and Type B, in which the valve is actuated by an approved trip under electrical control of an approved non-coded or coded closed circuit system operated from the control station at each hose outlet. Dry pipe valve shall be located as near as practicable to the standpipe system, in an enclosed place, protected from mechanical injury and freezing.

When Type A valve is installed the air pressure in the standpipe system under such dry pipe valve control shall not exceed 40 lbs. per sq. in. nor be permitted to fall below 25 lbs. per sq. in. nor shall it be less than one-sixth of the water pressure in any case. Not more than 16 hose outlets shall be supplied through one dry pipe valve. The air compressor shall have a capacity of not less than 11 cu. ft. per minute, and the air supply for the pump shall be taken, if possible from a room containing dry air, or it shall pass through a drying chamber containing calcium chloride in order to avoid the introduction of moisture into the system.

A closed circuit alarm shall be provided in connection with each dry pipe valve installation; the electrical layout shall be approved by the Fire Commissioner.

Rule 90. MONITOR NOZZLE. Monitor nozzles shall be so constructed and designed that they may be moved in both vertical and horizontal arcs, and shall be so located that streams may be brought to bear on all portions of the plant or building within the effective radius of stream play and such other exposing properties as may be within this radius. They shall be supplied from connections to the standpipe system not less than 4 in. in diameter with remote control.

Rule 90a. ROOF SETBACK HOSE OUTLETS. A

two-way hose outlet tee, with one outlet properly capped shall be provided in the standpipe risers on floor level of a intermediate roof setbacks on all buildings exceeding one hundred feet in height when the following conditions exist:

1. When the building has a frontage of fifty feet or over.
2. And there are adjoining roofs, window openings or other exterior exposures within fifty feet of the roof parapet.
3. And the depth of the setback exceeds ten feet.
4. And the setback exceeds one hundred feet above grade level.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons of water for fire line.
2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.
3. A 4-inch emergency drain with gate valve.
4. House lines taken from outside of tank.
5. Tank properly heated and provided with overflow line.
6. Tank shall not be fed through fire line.
7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.
8. An iron ladder of substantial construction, properly braced, extending to top of tank.
9. At least one gate valve at the downstream side of tank check unless a gate valve has been installed on either side of check.
10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.
11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.
12. An open or automatic ball drip between the siamese check and siamese.
13. Approved 3 in. x 3 in. siamese, with approved cap.
14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, and secured to face of building behind the siamese.
15. The siamese street riser, wall collars and caps painted a Fire Department red.
16. Outlet pressure reducers on all hose outlet valve where the pressure exceeds 50 lbs. per square inch.
17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location they shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.
18. Fire lines shall be protected from freezing as specified in these rules.
19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.
20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

Rule 92. HOSE OUTLET VALVE. Hose outlet valves shall be 2½ in.

A—All hose outlet valves hereafter installed in buildings not exceeding 300 feet in height, or for the uppermost 300 feet in any building, shall conform to the following specifications:

RULES

1. Valves shall have a clear waterway of at least 5 sq. in. area.
2. They shall show not more than 5 lbs. friction loss for a flow of 300 gallons per minute.
3. They shall close tightly against 300 lbs. hydraulic pressure under normal working conditions.
4. They shall stand a hydrostatic pressure test of 750 lbs. per sq. in. for 30 minutes and not distort.
5. They shall stand the operation of full opening and closing 300 times under 150 lbs. pressure without leaking at stuffing box or seat.
6. They shall not be of cast or malleable iron.
7. Only angle globe valves shall be permitted.

B—Hose outlet valves hereafter installed in buildings exceeding 300 feet in height, except as provided for in subdivision A, shall show not more than 5 lbs. friction loss for a flow of 300 gallons per minute; they shall close tightly against 500 lbs. hydraulic pressure under normal working conditions; they shall stand a hydrostatic test of 250 lbs. per square inch for 30 minutes and not distort; they shall stand the operation of full opening and closing 300 times under 250 lbs. hydraulic pressure without leaking at stuffing box or seat. They shall be of brass or best grade of valve bronze.

Straight-way gate valves may be submitted for test.

All hose outlet valves hereafter installed shall have cast in the body of the valve:

1. The manufacturer's name or trade-mark.
2. The working pressure of the valve.
3. The approval number of the Board of Standards and Appeals.

Not less than 2 approved hose valves shall be delivered to the office of the Board of Standards and Appeals, the weight and other general matter noted, and valves certified. One of the valves shall then be delivered to the office of the Fire Commissioner, with certified specifications.

Rule 93. SPECIFICATIONS. Siamese Connections. Fire Department siamese connection shall be as herein after stated in this rule.

1. The body of the siamese may be of cast iron, cast steel, brass or any other suitable metals of sufficient strength to comply with Item 8 of this specification. All movable parts, clappers, swivels and all bolts, washers, nuts, screws and pin bearings and all swivel bearings shall be of non-corrodible metal.

2. Clapper valve seats shall be made of non-corrodible metal and shall be machined to insure a tight seat for clapper valves.

3. Each inlet to siamese shall be provided with a clapper valve machined to a true face. Single clapper siamese connections shall not be permitted.

4. The inside diameter of valve seats shall not be less than the inside diameter of the hose couplings. The area of the waterway beyond the valve seats shall not be less than the combined areas of the waterways through the two valve seats. The area of the waterway of each inlet shall not be reduced by the clapper when in a position of maximum opening.

5. Clappers shall be so hung that when siamese connection is placed in a horizontal position the clappers will be seated.

6. Swivels, attached to the body of the siamese by means of a collar expanded cold or screwed into the body of the siamese, or with other bearing surface extending entirely around the opening and exerting uniform shear, will be approved if giving a strength sufficient to meet Item 8.

7. Clapper valves must of such design and area that a pressure of 100 lbs. per sq. in. on the standpipe side will not prevent their opening when the pressure on the steamer side is 150 lbs. They must be so hung that with a discontinuance of flow into the siamese through that inlet the valve will close, and that it will not close where there is an inward flow and the pressure on the inlet is 5 lbs. or more greater than the standpipe pressure.

8. Siamese connections must stand a hydraulic pressure test of 500 lbs. for 30 minutes under normal working conditions.

9. Clapper valves shall be tight for any pressure on standpipe side up to 300 lbs.

10. Approved caps or plugs must be provided to protect the threads of the inlets.

11. The inlet swivels to siamese connection shall be provided with threads to fit the Fire Department hose.

12. The word "STANDPIPE" shall be cast into the top of the body of the siamese or on wall plate, in 1 in. letters not less than $\frac{1}{8}$ of an inch in depth.

13. Where there is a fire boat siamese connection in the same system with a land end siamese connection, clapper valves shall be omitted from the land end siamese.

Saving Clause. All rules and regulations previously adopted and conflicting with these rules are hereby rescinded.

WILLIAM E. WALSH, *Chairman.*

WILLIAM J. O'GORMAN, *Secretary.*

RULES

COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

*Amended Resolution Adopted by the Board of Appeals,
March 16, 1920, Under Cal. No. 549-17-BZ*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	8
		Dismissed	3
		Denied	16
Cases filed up to June 6, 1928.....	517	Granted	1
		Granted on condition.....	26
		Appliances approved.....	2
Restored to calendar.....	48	Appliances dismissed, disapproved or withdrawn....	1
		Rules approved.....	2
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	117	Requests to reopen granted.....	10
Requests to amend.....	26	Requests to reopen denied.....	1
Requests for modification.....	6	Requests to amend granted.....	2
Requests to rescind.....	3	Requests to amend denied.....	0
Requests for extension of time.....	22	Requests for modification granted.....	3
Requests for extension of permit.....	6	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	3
Requests for approval of plans.....	15	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	20
Requests for interpretation.....	2	Requests for extension of time denied.....	2
Total	1431	Requests for extension of permit granted.....	5
Disposed of.....	792	Requests for extension of permit denied.....	1
Cases pending June 6, 1928.....	639	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	14
		Plans disapproved.....	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	2
		Requests withdrawn or dismissed.....	1
		Total	792

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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JAMES P. HOLLAND

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CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, June 12, 1928, 10 a. m.

Minutes of Regular Meeting, June 12, 1928, 2 p. m.

Corrections.

Factory Exit Rules.

Exit Rules—Revolving Doors.

Fuel Oil Burners Approved.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, June 19, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, June 26, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to June 13, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
536-28-S.....	F.D.....	5 W. 50th st., Man., L. D. 30060
535-28-A.....	F.D.....	186-200 Plymouth st., Bklyn., F-37442
534-28-BZ.....	B.B.R....	5869 Amboy rd., Princes Bay, Rich., N. B. 726-28
533-28-BZ.....	B.B.Bx...	2245 Grand Concourse, Bx., N. B. 1110-28
532-28-BZ.....	B.B.Bx...	Southwest corner of Jerome ave. and Clinton pl., Bx., N. B. 996-28
531-28-BZ.....	B.B.B....	2898-2908 Ocean ave., Bklyn., Applic. 4877-28
530-28-BZ.....	B.B.B....	6314-6322 Fort Hamilton Park- way, Bklyn., Applic. 6079-28
529-28-S.....	F.D.....	1275-1291 Broadway, Man., L. D. 36529
528-28-BZ.....	B.B.B....	442-452 89th st., Bklyn., Applic. 8870-28
527-28-A.....	F.D.....	212-224 E. 23rd st., Man., F-16895
526-28-BZ.....	B.B.Q....	Southeast corner of Nassau blvd. and 174th st., Flushing Heights, Q., N. B. 1624-28
525-28-S.....	F.D.....	20-26 W. 36th st., Man., L. D. 31882, 37924 to 37928 and 37933, 37934 and 37936
524-28-A.....	F.D.....	223-225 Waverly pl., Man., Alt. 1293-28
523-28-BZ.....	F.D.....	16806-16808 Union Turnpike, Hillcrest, Jamaica, Q., Alt. 1366-28
522-28-BZ.....	B.B.M....	48-68 W. 100th st., Man., N. B. 318-28
521-28-A.....	F.D.....	West side of 121st st., 250 ft. south of Jamaica ave., Rich- mond Hill, Q., F-36599
520-28-A.....	F.D.....	32-01 Queens blvd., L. I. C., Q., L. C. 16967
519-28-A.....	F.D.....	1415 Bryant ave., Bx., Alt. 1322-28
518-28-A.....	F.D.....	256-258 W. 34th st., Man., F-36213

Restored to Calendar.

510-27-BZ.....	B.B.Q....	Southwest corner of Cooper ave. and Cypress Hills rd., Ridgewood, Q., N. B. 2162-27
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CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, JUNE 19, 1928, 2 P. M.

Building Zone Cases.

1261-27-BZ.	APPLICANT—Arverne Bay Construction Co., owner. PREMISES—Southwest corner of Euclid avenue and Glen- more avenue, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline service station and, also, a garage for the storage of more than five motor vehicles.
1322-27-BZ.	APPLICANT—Croker National Fire Prevention Engineer- ing Co., for Daleson Realty Corp., owner. PREMISES—8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline service station.
1325-27-BZ.	APPLICANT—AWK Realty Corp., owner. PREMISES—1800 Bronxdale avenue, northwest corner of Bronxdale avenue and Morris Park avenue, The Bronx. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline service station.
1326-27-BZ.	APPLICANT—John J. Dunnigan, for John H. Cordes and Amy B. Cordes, owners. PREMISES—Southeast corner of Boston road and Herring avenue, The Bronx. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline service station.
1327-27-BZ.	APPLICANT—John J. Dunnigan, for John Restivo, owner. PREMISES—1421 Needham avenue, north side, 226.20 ft. east of Fish avenue, The Bronx. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a residence district the maintenance of a building occupied in part of the first story as a store and as dwellings above.
1329-27-BZ.	APPLICANT—Cohen & Siegel, for Jerome-Van Wyck, Inc., owner. PREMISES—137-08 101st avenue, southeast corner of Van Wyck boulevard, West Jamaica, Borough of Queens. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline service station.
88-28-BZ.	APPLICANT—William F. Regan, substituted for Thomas B. Connelly, for Alex Tyszlowsk, owner. PREMISES—Northeast corner of Sutphin boulevard and Brinkerhoff avenue, Jamaica, Borough of Queens. APPLICATION, under sections 7g and 21 of the building zone resolution,

CALENDAR

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

93-28-BZ.

APPLICANT—Robert Gottlieb, for Adolph Weg, owner.
PREMISES—East side of Park avenue, 109.72 ft. south of East 172nd street, The Bronx.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five motor vehicles.

116-28-BZ.

APPLICANT—Edward L. Kelly, for Clifbert Realty Corp., owner.

PREMISES—865-867 Ralph avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

120-28-BZ.

APPLICANT—A. J. Burns, for Homack Construction Corp., owner.

PREMISES—North side of Lake street (41st avenue), 149 ft. east of Louona avenue (National avenue) and southeast corner of Roosevelt avenue (Grand avenue) and Louona avenue (National avenue), Corona, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a building for business use on first story and residence use above.

416-28-BZ.

APPLICANT—Fred F. French Co., for Tudor City Seventh Unit, Inc., lessee, for Renoclaf Realty Corp., owner.

PREMISES—312-324 East 42nd street, south side, 175 ft. east of Second avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street wall in excess of the height permitted under the zone resolution.

569-27-BZ.

APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.

PREMISES—Southeast corner of Fourth avenue and 12th street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

1014-27-BZ.

APPLICANT—Alfred J. Boulton, for Rachel Salit and Pepie Kornreich, owners.

PREMISES—61-65 Quentin road and 176-88 Kings Highway, southwest corner of West 11th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

JUNE 19, 1928, 10 A. M.

Appeals from Administrative Orders.

43-28-A—132-136 Greene street, Manhattan.

59-28-A—175 Christopher street, Manhattan.

67-28-A—23-33 Meadow street, Brooklyn.

81-28-A—188 Bowery and 2-4 Spring street, Manhattan.

449-28-A—East 26th street to East 29th street, from First avenue to East River, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 19, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 46-28-BZ—Application, January 18, 1928, under section 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John Bahrenburg, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles and, also, the omission of the rear yard at the second story as required by the building zone resolution; premises west side of Bainbridge avenue, 295.31 ft. north of East 213th street, The Bronx.

CAL. NO. 925-27-BZ—Application, August 17, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Towruss Realty Corp., owner, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, The Bronx.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 1283-27-BZ—Application, December 8, 1927, under section 21 of the building zone resolution, of Robert E. Maloney, applicant, on behalf of Edlar Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

CAL. NO. 1298-27-BZ—Application, December 14, 1927, under sections 7b and 21 of the building zone resolution, of W. D. J. McCarthy, applicant, on behalf of Charles H. Hallock, owner, to permit the extension, from an unrestricted district into a business district, of a proposed building to be used as a gasoline service station and as a garage for the storage

CALENDAR

of more than five (5) motor vehicles; premises southeast corner of Roosevelt avenue (Greenpoint avenue) and 51st street (Stone street), Woodside, Borough of Queens.

CAL. NO. 1320-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution, of Kleinert and Klie, applicants, on behalf of Julia A. Flanagan, owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 665-675 73rd street, north side of 73rd street, 103 ft. 8 in. west of Seventh avenue, Brooklyn.

CAL. NO. 53-28-BZ—Application, January 19, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Eleanor J. Garrett, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8708-8712 18th avenue, northwest corner of Rutherford place, Brooklyn.

CAL. NO. 207-28-BZ—Application, March 7, 1928, under section 7g of the building zone resolution, of John J. Hefferman, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 329 Washington avenue, northeast corner of Harbor road, Mariner's Harbor, Borough of Richmond.

WILLIAM E. WALSH, *Chairman.*

JUNE 19, 1928, 2 P. M.

Appeal from Administrative Order.

1202-27-A—343-345 West 44th street, Manhattan.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, June 19, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 44-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Adamo Ottavino, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3601-3607 Snyder avenue, northeast corner of Brooklyn avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

CALL OF CLERK'S CALENDAR
TUESDAY, JUNE 26, 1928, 2 P. M.

Building Zone Cases.

91-28-BZ.

APPLICANT—Weeks Avenue Construction Co., Inc., owner.

PREMISES—80-84 East 161st street and 850-864 Gerard avenue, southeast corner, The Bronx.

APPLICATION, under sections 7b and 7c of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building.

92-28-BZ.

APPLICANT—George F. Niebling, Jr., for Charles H. Zenner, owner.

PREMISES—6919 Woodhaven boulevard, southeast corner of Central avenue, Glendale, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

106-28-BZ.

APPLICANT—Horn & Ligeti, for Abraham Laschower, owner.

PREMISES—357-365 Beach 71st street and 7101-7105 Amstel boulevard, southwest corner, Arverne, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

113-28-BZ.

APPLICANT—Cohen & Siegel, for Mary Rodriguez, owner.

PREMISES—1615 White Plains road, west side, 47.21 ft. south of Baker avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1254-27-BZ.

APPLICANT—Philip J. Sinnott, for Smith-Stuart Corp., owner.

PREMISES—Northeast corner of White Plains avenue and Westchester avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

66-28-BZ.

APPLICANT—James Kearney, for Mary M. Shepherd, owner.

PREMISES—205-43 Hollis avenue and 109-42 Cross Island boulevard (Rosedale boulevard, 206th street), northwest corner, Hollis, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

68-28-BZ.

APPLICANT—Thomas W. Lamb, substituted for John Eberson, for Wilthan Realty Corp., owner.

PREMISES—1230-1248 Third avenue, 183-187 East 71st street and 182-184 East 72nd street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed theatre building.

83-28-BZ.

APPLICANT—Harry M. Peyser, for Abraham L. Cohen, owner.

PREMISES—1239 East New York avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a motor vehicle repair shop.

118-28-BZ.

APPLICANT—McCooey & Conroy, for Mosca Realty Corp., owner.

CALENDAR

PREMISES—Northwest corner of Rockaway boulevard and Sutphin boulevard, Jamaica, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

122-28-BZ.

APPLICANT—Nathan D. Shapiro and Brothers, for David Katz, owner.

PREMISES—523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

144-28-BZ.

APPLICANT—McCooley & Conroy, for Prospect Plaza Corp., owner.

PREMISES—348-358 Empire boulevard, south side, 60 ft. east of Nostrand avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

JUNE 26, 1928, 10 A. M.

Appeals from Administrative Orders.

1313-27-A—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

96-28-A—35 Wall street, 51-55 Exchange place and 11-23 Broad street, Manhattan.

112-28-A—170-194 Avenue X, Brooklyn.

128-28-A—761 Third avenue, Brooklyn.

136-28-A—263-281 Seventh avenue, 165-173 West 25th street and 158-162 West 26th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 26, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 47-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Adolph Weg, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast intersection of Bailey avenue and Bailey place, The Bronx.

CAL. NO. 1339-27-BZ—Application, December 23, 1927, under section 21 of the building zone resolution, of Harry Urquhart, applicant, on behalf of Israel Rosenblum, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1605-1611 Coney Island avenue, Brooklyn.

CAL. NO. 1356-27-BZ—Application, December 31, 1927, under sections 7c and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of John A. R. Duntze, owner, to permit, partly in a business

district and partly in a residence district, also extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 135-147 East 22nd street, east side, 275 ft. 6 $\frac{7}{8}$ in. south of Tilden avenue, Brooklyn.

CAL. NO. 48-28-BZ—Application, January 18, 1928, under sections 7g and 21 of the building zone resolution, of Schreiber, Collins, Myers & Buchter, applicants, on behalf of Fort Lee Ferry Garage Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 228-232 Nagle avenue, Manhattan.

CAL. NO. 71-28-BZ—Application, January 26, 1928, under sections 7e and 21 of the building zone resolution, of Max Handel, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.

CAL. NO. 97-28-BZ—Application, February 1, 1928, under section 21 of the building zone resolution, of Elizabeth Jackman, applicant and owner, to permit in a residence district the erection and maintenance of a chicken slaughter house; premises 102 Tapscott avenue, west side, 31 ft. 8 $\frac{5}{8}$ in. east of 93rd street, Brooklyn.

CAL. NO. 98-28-BZ—Application, February 2, 1928, under section 21 of the building zone resolution, of Denis A. Harrington, Jr., applicant, on behalf of Hannah McMonagle, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 866-874 Rogers avenue, west side, 91 ft. 2 in. north of Snyder avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

CALL OF CLERK'S CALENDAR

TUESDAY, JULY 3, 1928, 2 P. M.

Building Zone Cases.

1266-27-BZ.

APPLICANT—Patrick J. Murray, for Gershell Realty Corp., owner.

PREMISES—Northeast corner of Northern boulevard and 196th street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a residence district and partly in a business district, the erection and maintenance of a gasoline service station.

1353-27-BZ.

APPLICANT—Edwin M. Bohm, for Ames Transfer Co., owner.

PREMISES—3441-3461 Kingsbridge avenue and 250-258 West 236th street, southwest corner, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

CALENDAR

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

18-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, substituted for Cohen & Cohen, for Leo Silver Co., Inc., owner.

PREMISES—1870-1878 East Tremont avenue and 1591-1599 White Plains road, southwest corner, The Bronx.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

73-28-BZ.

APPLICANT—John J. Dunnigan, for The Bernbro Realty Corp., owner.

PREMISES—Northeast corner of Corlear avenue and West 230th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

124-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, for John R. Lee, owner.

PREMISES—6419-6425 New Utrecht avenue, northeast corner of 65th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

146-28-BZ.

APPLICANT—William F. Doyle, for S. S. Kresge Co., lessee for long term, over thirty years.

PREMISES—1416-1420 Kings Highway, south side, 42.42 ft. west of East 15th street, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building.

156-28-BZ.

APPLICANT—William F. Doyle, for Hugh Clark, owner.

PREMISES—287-291 Prospect avenue, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station and, also, a garage for the storage of more than five (5) motor vehicles.

159-28-BZ.

APPLICANT—William F. Doyle, for Hyman Chipkin and Meyer Chipkin, owners.

PREMISES—796-804 Park avenue, Brooklyn.

APPLICATION, under sections 6, 7a, 7b, 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles.

510-27-BZ.

APPLICANT—McCooey & Conroy, substituted for Philip J. Sinnott, for Alden Terrace Corp., owner.

PREMISES—Southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

522-28-BZ.

APPLICANT—Victor C. Farrar, for Columbia Riding Club, Inc., owner.

PREMISES—48-68 West 100th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and a stable for more than five (5) horses.

JULY 3, 1928, 10 A. M.

Appeals from Administrative Orders.

1341-27-A—Foot of Marine street, City Island, The Bronx.

174-28-A—13-21 Park Row and 13 Ann street, Manhattan.

JULY 3, 1928, 2 P. M.

Petitions for Variations.

28-28-S—515 West 29th street, Manhattan.

111-28-S—23-25 Lafayette street (sixth story, west), Brooklyn.

152-28-S—1384-1388 Broadway, Manhattan.

1223-27-S—199 Sackett street and 192-196 Degraw street, Brooklyn.

1233-27-S—25 West 35th street, Manhattan.

1346-27-S—25-27 West 56th street and 24-26 West 57th street, Manhattan.

110-28-S—53-63 Park Row, Manhattan.

115-28-S—302 Prospect Park West, Brooklyn.

123-28-S—52 West 22nd street, Manhattan.

158-28-S—113-121 West 20th street, Manhattan.

169-28-S—2328 Broadway, Manhattan.

171-28-S—12-14 West 32nd street, Manhattan.

173-28-S—114-116 East 25th street, Manhattan.

191-28-S—240 East 28th street, Manhattan.

192-28-S—338 East 31st street, Manhattan.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 12, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board held Tuesday morning, June 5, 1928, and the minutes of the regular meeting of the board held Tuesday afternoon, June 5, 1928, were approved as printed in the Bulletin, No. 24, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

1202-27-A.

APPELLANT—Fox Film Corporation, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—343-345 West 44th street, Manhattan.

APPEARANCES—

For Appellant: Louis M. Weber.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to June 19, 1928, at 2 p. m., on request of appellant's representative.

58-28-A.

APPELLANT—Baker Oil Burner Co., for R. Batten, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—Northwest corner of 150th street and Third avenue, Whitestone, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

1352-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Moses Harris, owner.

SUBJECT—Appeal from order of the superintendent of buildings.

PREMISES AFFECTED—119 Fifth avenue, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

138-28-A.

APPELLANT—William F. Doyle, for 107th, 108th Street and First Avenue Corporation, lessee.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—2097-2103 First avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

8-28-A.

APPELLANT—Mandel Savetsky, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—1251 Washington avenue, The Bronx.

APPEARANCES—

For Appellant: Herman Vogel.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Absent 0

THE RESOLUTION—

(8-28-A)

WHEREAS, Mandel Savetsky, owner, filed, January 5, 1928, an appeal from an order of the fire commissioner, affecting premises 1251 Washington avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated December 6, 1927 (Order No. 40528-LC), reads:

"In reference to your application for a permit to store combustible fibre at the above address, I regret to inform you that your application for such permit is disapproved for the reason that your business is located within fifty feet of a synagogue. Sec. 24-3, Chapter 12, Code of Ordinances.

"You are therefore hereby ordered to

"1. Discontinue the storage of combustible fibre in excess of one ton on these premises.";

and
WHEREAS, the building, located in an unrestricted use district, is non-fireproof, three stories (33 ft.) in height, 22 ft. 9 in. by 140 ft. in area at first story and 22 ft. 9 in. by 60 ft. in area above; OCCUPIED: 1st story, store, junk shop and storage of rags, eight tons; upper stories, dwellings; and

WHEREAS, the premises in question are located within 1 ft. 8 in. of a three-story brick synagogue to the south; and

WHEREAS, appellant contends that the rags to be sorted and machine baled on the premises are wool; that no cotton goods will be stored; that there is no religious school connected with the synagogue; that the synagogue is occupied only on high holidays and on Saturday mornings and that at present the premises in question are operating as a junk shop under a duly authorized permit.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

80-28-A.

APPELLANT—Samuel Rosenblum, for John Reineking, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—Northeast corner Palo Alto avenue and 188th street, Hollis, Borough of Queens.

APPEARANCES—

For Appellant: Samuel Rosenblum, Miss Miller and Miss Cook.

MINUTES

For Opposition: Webster F. Williah, Arthur Jesser,
J. Herman Lang and William Robinson.

For Administration: Superintendent Bales of Bu-
reau of Buildings, Queens.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Connell, Holland
and Chief Kenlon..... 3

Negative: Chairman Walsh, Commissioner Guil-
foyle 2

Absent 0

THE RESOLUTION—

(80-28-A)

WHEREAS, Samuel Rosenblum, for John Reineking, owner,
filed, January 28, 1928, an appeal from a decision of the
superintendent of buildings, affecting premises northeast cor-
ner of Palo Alto avenue and 188th street, Hollis, Borough
of Queens; and

WHEREAS, the decision of the superintendent of buildings,
rendered January 9, 1928, reads:

"Your request for Certificate of Occupancy for the
premises located at the northeast corner of Palo Alto
Avenue and 188th Street, Hollis, Long Island, to be
used as a private sanitorium, is hereby denied for
the reason that it does not comply with Sec. 72 of the
Building Code which provides under Sub. Division A
that every public building over 20 feet high, in which
persons are harbored to receive medical, charitable or
other care or treatment, or in which persons are held
or detained under legal restraint, must be fireproof.

"The building in question is about 22 ft. in height.";

and

WHEREAS, the building is of frame construction, two
stories (22 ft.) in height, 72 ft. by 18 ft. in area; OCCU-
PIED as a rest sanitarium, 15 persons on each story; and

WHEREAS, the appellant claims that the exterior walls
have been stuccoed inside and outside on wire lath; all
windows are of steel sash and frames; the roof is con-
structed of cement on wire lath; the interior stairway is
enclosed with wire lath and cement stucco; that the ceiling
of the top story is only 20 ft. above the surrounding grade;
that the building is classed 22 ft. in height only due to
having a pitched roof; furthermore, the appellant contends
that no major operations or regular hospital work will be
performed; that the building will be used for rest or re-
cuperation.

Resolved, that the decision of the superintendent of build-
ings be and it hereby is affirmed, and the appeal be and it
hereby is denied.

103-28-A.

APPELLANT—John J. Gilmartin, for Marian Realty Co.,
owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—3868-3874 Park avenue, The
Bronx.

APPEARANCES—

For Administration: Inspector Maher of fire de-
partment.

For Appellant: John J. Gilmartin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(103-28-A)

WHEREAS, John J. Gilmartin, for Marian Realty Co.,
filed, February 2, 1928, an appeal from an order of the
fire commissioner, affecting premises 3868-3874 Park avenue,
Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated
November 26, 1927 (Order No. 28952-F), reads:

"1. Provide iron shutters at all openings in the
exterior wall above 1st story which are distant in a
direct line less than 30' from any opening in any
other building and not in the same plane with said
openings and which are not more than 50' above a
neighboring roof at north side of building, or other
approved protection, as per Sec. 375, Art. 18, Ch. 5,
of the Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, divided into two
sections, and three and five stories in height; the three-
story section being 15 ft. by 25 ft. in area; the five-story
section being 60 ft. by 126 ft. in area; OCCUPIED as a
carpet cleaning establishment: 1st story, 10 persons; 2nd
story, 10 persons; 3rd story, 5 persons; 4th story, 5 per-
sons; 5th story, 5 persons; and

WHEREAS, there are in the north wall of the five-story
section eight windows on each story above the first story
and also in the east wall of the three-story section two
windows on each story above the first story, within 15 ft.
of openings in or within 50 ft. of the roof of a neighboring
three-story building to the north; and

WHEREAS, appellant contends that the building forming
the exposure to the north is a three-story building which
is used for the storage of plumbing supplies, bath tubs,
fixtures, etc., and in view of the existence of the 15-foot
court between the two buildings requests the omission of
the required iron shutters.

Resolved, that the order of the fire commissioner be and
it hereby is modified, and the appeal be and it hereby is
granted, only so far as it affects the windows not on the
course of stairways or shaftways, on condition that the
building shall not be increased in height, area or dimension,
and granted only as long as the adjoining exposures remain
substantially unchanged and the use and occupancy of these
premises remains substantially unchanged.

583-22-A.

APPELLANT—A. Lindsay, for Thomson Meter Company,
owner.

SUBJECT—Application for reopening—amendment of
resolution—re appeal from order of the fire com-
missioner.

PREMISES AFFECTED—100-110 Bridge street, Brook-
lyn.

APPEARANCES—

For Appellant: Frederick L. Greene.

For Administration: Inspector Maher of fire de-
partment.

ACTION OF BOARD—Appeal reopened and resolution
amended.

THE VOTE TO REOPEN AND AMEND RESOLU-
TION—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Chief Kenlon..... 4

Negative: Commissioner Guilfoyle..... 1

Absent 0

THE RESOLUTION—

(583-22-A)

WHEREAS, Thomson Meter Co., owner, filed, April 20,
1922, an appeal, with the board of appeals, from an order
of the fire commissioner, affecting premises 100-110 Bridge
street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner reads:

"You are hereby ordered and required, within 20
days from date of the service of this order, to:

"1. Install a standpipe system with risers 4 in. in
diameter tested to withstand a pressure of 300 lbs. per
square inch, extending from cellar to roof, with neces-
sary check valves and 2½-in. regulation Fire Depart-
ment outlets on each story (including basement, cel-
lars and roofs) placed within main stairway enclosure.
Each outlet to be provided with sufficient feet of 2½-
inch standard hose attached thereto.";

and

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WHEREAS, the building is non-fireproof, four stories in height, 120 ft. by 100 ft. in area; OCCUPIED: cellar, boiler room, repairing and storage, 7 persons; 1st story, office, shipping and manufacturing, 27 persons; 2nd, 3rd and 4th stories, manufacture of water meters, 55 persons, 2nd story; 27 persons, 3rd story, and 33 persons, 4th story; and

WHEREAS, the occupancy since the original filing of the appeal has been changed from manufacture of meters to manufacture of Eskimo pies and present occupant requested that as the fire department had reissued the standpipe order the board interpret its resolution as to the new occupancy.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that any openings in the 8-inch brick wall subdividing the cellar be protected in accordance with the rules of the board of standards and appeals, with automatic and self-closing sliding doors; that the doors in the partition between main office and stock room be made self-closing and that the transom sash be made fixed, and that the appeal be granted only so long as conditions as to occupancy and use remain substantially unchanged.

36-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for F. C. Beach Realty Corp., owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—125 East 23rd street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(36-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for F. C. Beach Realty Corp., owner, filed, January 16, 1928, an appeal from an order of the fire commissioner, affecting premises 125 East 23rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 9, 1927 (Order No. 29627-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at east, west and north sides of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5 of the Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, six stories in height, 28 ft. 6 in. by 93 ft. 9 in. in area at first story and 28 ft. 6 in. by 88 ft. 9 in. in area above; OCCUPIED: cellar, boiler room, 2 persons; 1st story, stores, 2 persons; 2nd story, offices, 6 persons; 3rd story, motion picture repair, 5 persons; 4th story, manufacture of cameras, 9 persons; 5th story, offices, 2 persons; 6th story, manufacture of flowers, 16 persons; and

WHEREAS, the appellant claims that the exposures at east and west are five-story office buildings with rear extensions having tin roofs; the exposure at north are four-story dwellings at a distance of 16 ft. 6 in.; that there are ten windows on the north side, twelve windows on the west side and twenty windows on the east side of the building affected by the order; furthermore, the appellant contends that none of the openings affected by the order are on the course of the stair hall or elevator shaft, and

the present occupancy has been practically the same during the past forty years.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only as far as it affects the four windows on each story from the street in the easterly gable wall and all the windows in the westerly gable wall not on the course of stair halls or shafts, *on condition* that the building shall not be increased in height, area or dimension, and granted only as long as the adjoining exposures remain substantially unchanged and the use and occupancy of these premises remains unchanged.

82-28-A.

APPELLANT—Samuel Rosenblum, for Fromberg-Schafer Investing Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—115 Ocean avenue, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(82-28-A)

WHEREAS, Samuel Rosenblum, for Fromberg-Schafer Investing Co., owner, filed, January 28, 1928, an appeal from an order of the fire commissioner, affecting premises 115 Ocean avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 8, 1928 (Order No. 14507-LC), reads:

"You are hereby notified that an inspection of the above premises, used for the storage of fuel oil, shows that the following must be done before the permit requested by you can be issued:

FORTHWITH:

"1. Install a 4" standpipe, plans and specifications to be filed with and approved by this Department before work is commenced.";

and

WHEREAS, the building is non-fireproof, six stories (60 ft.) in height, irregular, in area, having a frontage of 140 ft. on Ocean avenue and 129 ft. 1 in. on Lincoln road, approximately 12,000 sq. ft. in area; subdivided into eight sub-areas by brick walls with fireproof doors at openings therein; the area of the maximum sub-area being approximately 2,750 sq. ft.; OCCUPIED as an apartment house; and

WHEREAS, appellant, contending that inasmuch as the building is subdivided into small units by brick walls, that it is occupied for dwelling purposes under certificate of occupancy heretofore issued by the superintendent of buildings and the tenement house commissioner, and that the fuel oil rules will be complied with in all respects, requests the omission of the required standpipe system; and

WHEREAS, the building was erected from plans approved by the tenement house department and the bureau of buildings; and

WHEREAS, a certificate of occupancy has been in force since 1925; and

WHEREAS, the order is predicated on the installation of a fuel oil burning equipment on the premises; and

WHEREAS, the building was constructed in accordance with the tenement house law and the building code and is subdivided by walls of approved masonry.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the fuel oil burning equipment shall be installed in accordance with the rules of the

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board of standards and appeals, and that the building shall not be increased in height, area or dimension, and granted only as long as the occupancy remains substantially unchanged.

62-28-A.

APPELLANT—William C. McTarnahan, for Petroleum Heat & Power, Inc., of New York, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—East side of Eastchester Creek and northern boundary line, The Bronx.

APPEARANCES—

For Appellant: G. H. Hallock.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(62-28-A)

WHEREAS, William C. McTarnahan, for Petroleum Heat and Power Company of New York, filed, January 23, 1928, an appeal from a decision of the fire commissioner, affecting premises east side of Eastchester Creek and Northern Boundary Line, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, rendered December 20, 1927 (re Plan No. 4269-1927), reads:

"1. All tanks must be buried 2 ft. below ground and encased in 12" P.C. concrete of 1-2½-5 stone mix.";

and

WHEREAS, the property consists of a large plot of ground situated partly in the City of Mount Vernon and about 275 ft. by 84 ft. within the City of New York, upon which it is proposed to erect a fuel oil and gasoline storage plant; and

WHEREAS, the appellant proposes to erect four (4) 210,000-gallon tanks, two (2) 420,000-gallon tanks and four (4) 25,000-gallon horizontal tanks for the storage of fuel oil, also four (4) 52,500-gallon tanks for the storage of gasoline; all tanks to be erected above ground on saddles and mats of proper design and construction, the gasoline tanks to be surrounded by concrete dyke walls enclosing a volume of space greater than the total capacity of tanks; and

WHEREAS, the appellant contends that the soil conditions make it impractical to bury the tanks 2 ft. below grade due to the relative level of tidewater in Eastchester Creek; furthermore, that the material and design of tanks will be in accordance with the rules adopted by the board of standards and appeals.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the gasoline storage on these premises located within the boundary line of New York City shall be limited to four tanks, each unit limited to a capacity not exceeding 1,250 barrels; that the four-tank gasoline storage shall be enclosed by reinforced concrete walls the full height of the tanks, and that these concrete walls shall be backed up by an earth dike on the exterior of this gasoline storage enclosure, the dike to be not less than 3 feet at the top and not less than 10 feet above grade with a 1½ pitch; that this enclosure shall be subdivided into two parts by a concrete wall of the same height as the exterior enclosing wall, with not more than two tanks to the reservoir enclosure equal in capacity to that of the tanks so enclosed; that there shall be installed around each of the cylindrical fuel oil storage tanks a dike wall not less than half the height of the tank, providing a reservoir of the full capacity of the tank so enclosed; that each individual tank shall be equipped with a revolving

nozzle equipped with water supply, the tops of the tank shall be provided with metal scuppers at the edge; each tank shall be equipped with a liquid fire-extinguishing medium acceptable to the fire department, centrally controlled, from a fireproof structure housing the pumps and valves; the storage of oils throughout the premises shall be limited to the quantities stipulated on the plans filed in this appeal; a return of the drawings in accordance with the foregoing resolution shall be submitted to this board for approval before submission to the fire department that all permits required shall be obtained within nine months and any work involved thereby shall be completed within eighteen months from the date of this action.

BUILDING ZONE CASES

44-28-BZ.

APPLICANT—William F. Doyle, for Adamo Ottavino owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3601-3607 Snyder avenue, northeast corner of Brooklyn avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Laid over to June 19, 1928, at 2 p. m., on request of applicant.

522-28-BZ.

APPLICANT—Victor C. Farrar, for Columbia Riding Club, Inc., owner.

SUBJECT—Application—request for preferential hearing (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit in a business district the erection and maintenance of a garage for more than five motor vehicles and a stable for more than five horses

PREMISES AFFECTED—48-68 West 100th street, Manhattan.

APPEARANCES—

For Applicant: Victor C. Farrar.

For Opposition: None.

ACTION OF BOARD—Application for early hearing granted and set for calendar call July 3, 1928 at 2 p. m.

THE VOTE TO GRANT EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

510-27-BZ.

APPLICANT—McCooley & Conroy, substituted for Philip J. Sinnott, for Alden Terrace Corp., owner.

SUBJECT—Application for reopening—reconsideration—having been previously denied—re decision of superintendent of buildings, under sections 7(g) and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Queens

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call July 3, 1928, at 2 p. m.

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THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners
Connell, Guilfoyle and Holland..... 4
Negative 0
Absent: Chief Kenlon..... 1

144-27-BZ.

APPLICANT—Marben Realty Corp., owner.

SUBJECT—Application for reopening—reconsideration having been previously denied—re application (decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southeast corner of Cedar avenue and West 179th street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.
For Opposition: None.

ACTION OF BOARD—Application for reopening laid over to June 19, 1928, at 2 p. m., pending inspection by committee of board.

THE VOTE FOR A FORMAL INSPECTION—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative: Chief Kenlon..... 1
Absent 0

340-27-BZ.

APPLICANT—Erin Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—4582-4588 Broadway, Manhattan.

APPEARANCES—

For Applicant: Harry Lewis.
For Opposition: William Weiss, D. Yates and Charles B. Meyers.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

1237-27-BZ.

APPLICANT—Kate Ruchlis and Israel Berkenfeld, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.
For Opposition: Andrew J. Mulcahill.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

1171-27-BZ.

APPLICANT—Gardiner Conroy, for Sinking Fund Corporation, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone

resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—8414-8448 New Utrecht avenue, west side of New Utrecht avenue, 7 ft. 9 $\frac{3}{8}$ in. north of 18th avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.
For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

1348-27-BZ.

APPLICANT—Edward P. Doyle, for Joseph Friedman, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2753-2761 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: None.
For Opposition: Alderman Thomas J. Cox.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

1293-27-BZ.

APPLICANT—McCooey & Conroy, for Daniel Halpern, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Rockaway boulevard and South 2nd street (83rd street), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: John H. McCooey, Jr.
For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

448-28-BZ.

APPLICANT—Edward P. Doyle, for Park Avenue and 39th Street Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a 1 $\frac{1}{2}$ times height district the erection of the street walls of a building to a height exceeding the limit set by the zone resolution.

PREMISES AFFECTED—81-91 Park avenue, northeast corner of East 39th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

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THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon 5
Negative 0
Absent 0

27-28-BZ.

APPLICANT—McCooley & Conroy, for Saul I. Heller, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1976-1990 Stillwell avenue, northwest corner of 85th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.
For Opposition: Philip P. Schor, Lloyd G. Kistler and David H. Kistler.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1
Negative: Chairman Walsh, Commissioners
Connell and Holland..... 3
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(27-28-BZ)

WHEREAS, McCooley & Conroy, for Saul I. Heller, owner, filed, January 13, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1976-1990 Stillwell avenue, northwest corner of 85th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 12, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Stillwell avenue is in a business district; 85th street, east of a point 100 ft. west of 25th avenue, is in a business district, and 25th avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 4, 1927 (re App. No. 14324-1927), reads:

"The following objections have been filed by the examiners:

"Proposed gasoline station to be located in a business district is contrary to Art. II, S. 4 (a) of the Zone Resolution.";

and

WHEREAS, the premises consist of a triangular shaped plot of ground having a frontage of 100 ft. on 85th street, 140 ft. 7½ in. on Stillwell avenue and a depth at the rear of 97 ft., upon which it is proposed to install a small one-story office, six gasoline storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1167-27-BZ.

APPLICANT—Henry J. Nurick, for David Strahl, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—287-289 Pacific street, north side of Pacific street, 125 ft. east of Smith street, Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: Oliver E. Mosser, David McMahon, Mrs. Howard and William A. Hubbard.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1167-27-BZ)

WHEREAS, Henry J. Nurick, for David Strahl, owner, filed, October 31, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 287-289 Pacific street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 12, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Pacific street, Smith street and Atlantic avenue are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered June 28, 1927 (re Applic. 11661-27), reads:

"Proposition contrary to the Zone Resolution, Art. II, Section 4 a, subdivision 15.

"The erection of a building to be used as a garage for more than five motor vehicles in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 50 ft. and a depth of 95 ft.; to be occupied as a garage for the storage of five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

5-28-BZ.

APPLICANT—McCooley & Conroy, for Parkway Center Building Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—384-388 Hawthorne street, southwest corner of New York avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: B. A. Moynahan, D. C. Emerick and John Hackett.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Guilfoyle and Holland and Chief
Kenlon 5
Absent 0

THE RESOLUTION—

(5-28-BZ)

WHEREAS, McCooley & Conroy, for Parkway Center Building Corp., owner, filed, January 4, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 384-388 Hawthorne street, southwest corner of New York avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meet-

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ing, June 12, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hawthorne street, from a point 100 ft. west of New York avenue to a point 100 ft. east of Nostrand avenue, is in a residence district; Hawthorne street, east of a point 100 ft. east of New York avenue, is in a residence district; New York avenue, north of Winthrop street, is in a business district; New York avenue, south of Winthrop street, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 5, 1927 (re App. 22514-1927), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4 a, subdivision 46. The installation of a gasoline service station in a business district."

and
WHEREAS, the premises consist of a plot of ground having a frontage of 44 ft. 6 in. on Hawthorne street and 106 ft. on New York avenue, upon which it is proposed to install a small one-story office and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 on the grounds of practical difficulties and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

9-28-BZ.

APPLICANT—McCooey & Conroy, for Stersal Holding Corporation, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—8131-8155 New Utrecht avenue, east side, 158 ft. $\frac{1}{4}$ in. north of 84th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(9-28-BZ)

WHEREAS, McCooey & Conroy, for Stersal Holding Corp., owner, filed, January 5, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 8131-8155 New Utrecht avenue, east side, 158 ft. $\frac{1}{4}$ in. north of 84th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 12, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that New Utrecht avenue is in a business district; 84th street, east of a point 100 ft. west of New Utrecht avenue, is in a business district, and 81st street, east of a point 100 ft. east of New Utrecht avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 21, 1927 (re Applic. 23624-1927), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4 a 46.

"The installation of a gasoline service station in a business district."

and
WHEREAS, the premises consist of an irregularly shaped plot of ground having a frontage of 227 ft. $9\frac{1}{4}$ in. on

New Utrecht avenue and a maximum depth of approximately 45 ft., upon which it is proposed to install a small one-story office, three 550-gallon tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the plot is of an irregular, triangular shape, fronting on New Utrecht avenue, and bounded on the rear by a surface street railway private right-of-way; and

WHEREAS, the dimensions of the premises would preclude the erection of a structure for practical operation and use, the board believes that the application is justifiable under section 21.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that a concrete curbing not less than 12 inches in height shall be incorporated on the building line of these premises, other than the two vehicular entrances, each of which shall not exceed 10 feet in width; that the proposed building erected on these premises shall be restricted to dimensions of 12 ft. by 12 ft., one story in height, for the accommodation and shelter of patrons and operators of the premises; that the structure shall be finished in light-colored face brick with two-tone brick trim or architectural terra cotta trimmings, and that all permits shall be obtained within six months and work involved completed within one year from the date of this action.

95-28-BZ.

APPLICANT—A. Berton Reed, for Kings Highway Congregational Church, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in an "E" area and also a residence use district the erection and maintenance of a building less than ten (10) feet from the street line and to occupy (including existing structures) more than 40 per cent of a corner lot at a point 18 feet above the curb level.

PREMISES AFFECTED—1714-1724 Avenue P and 1628 East 18th street, southwest corner, Brooklyn.

APPEARANCES—

For Applicant: A. Berton Reed.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(95-28-BZ)

WHEREAS, A. Berton Reed, for Kings Highway Congregational Church, owner, filed, February 1, 1928, an application, under the building zone resolution, to permit in an "E" area and also a residence use district the erection and maintenance of a building less than 10 ft. from the street line and to occupy (including existing structures) more than 40 per cent of a corner lot at a point 18 ft. above the curb level; premises 1714-1724 Avenue P and 1628 East 18th street, southwest corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 12, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that the area included between east and west lines, located 100 ft. north of Avenue P and 100 ft. south of Avenue P, is in an "E" area and residence use district; the area north and also south of above area is in a "C" area and residence use district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 7, 1927 (re App. No. 18129-27), reads;

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"2. Provide 10 ft. setback from each building line to nearest building wall.

"3. Combined area of structures 18 ft. above curb exceeds 40% of the corner lot, contrary to Zoning Law.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one and three stories in height, with a frontage of 43 ft. and a depth of 93 ft. 7 in.; to be occupied as a church; the front wall on both street fronts setting back less than 10 ft. from the building line and the new and existing building on the plot occupying a greater percentage of area than permitted by the building zone resolution; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the structure erected on these premises shall be restricted as to use as a house of worship by a regularly incorporated religious congregation corporation; that the development of the church shall be restricted to the dimensions and location as indicated on the plans filed in this application and shall set back from the building lines on both street fronts as indicated by figured dimensions on the plan filed in this application, and that all permits required shall be obtained within nine months and any work involved shall be completed within one year from the date of this action.

375-23-BZ.

APPLICANT—William F. Doyle, for William Hagedorn, owner, substituted for previous applicant and owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 7c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a business building, previously granted for a theatre building.

PREMISES AFFECTED—109 East Fordham road, northeast corner of Morris avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Dave Lemmle.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(375-23-BZ)

WHEREAS, William F. Doyle, for William Hagedorn, owner, filed, March 28, 1923, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a business building, previously granted for a theatre building; premises 109 East Fordham road, northeast corner of Morris avenue, Borough of The Bronx; and

WHEREAS, the original application was withdrawn July 15, 1924, reopened October 20, 1925, granted on condition April 6, 1926, reopened and resolution modified as to time limit December 28, 1926, and June 7, 1927, and reopened as to modification of resolution May 8, 1928; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 12, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East Fordham road is in a business district, Morris avenue is in a residence district and East 190th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 28, 1928 (re N. B. 244-28), reads:

"1. Erection of proposed business building partly in business district and partly in residence district is contrary to provisions of Building Zone Resolution and of Cal. 375-23-BZ.";

and

WHEREAS, the proposed building is of fireproof construction, two stories and cellar in height, with a frontage of 153.72 ft. on Morris avenue and 185.80 ft. on East Fordham road; to be occupied as stores, offices and apartment; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7c.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall not exceed a height of two stories above grade; that there shall be maintained at the northerly end of the plot on Morris avenue frontage an open court not less than 20 ft. in width; that any window openings beyond the 125 ft. point from Fordham road shall be restricted to double-hung type, the sills of which shall be not less than 3 ft. 6 in. above grade; that the business use of the premises within the residence use area of the plot shall be restricted to the conduct of and uses as executive and professional office occupancy; that any advertising exposed on the Morris avenue front, within the residence use area, shall be restricted to flat letters affixed to the plate glass show windows of store fronts; that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

1079-27-BZ.

APPLICANT—William F. Doyle, for Repp Holding Corp., owner.

SUBJECT—Application for reopening—amendment of resolution—re decision of the fire commissioner, under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Utica avenue and Avenue O, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle.....	4
Negative: Commissioner Guilfoyle.....	1
Absent	0

THE RESOLUTION—

(1079-27-BZ)

WHEREAS, William F. Doyle, for Repp Holding Corp., owner, filed, October 5, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Utica avenue and Avenue O, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 28, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Utica avenue is in a business and unrestricted district, Avenue O is in a residence and unrestricted district and East 51st street is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered September 30, 1927 (Plan No. 3074-27), reads:

"A gasoline service station may not be permitted in a

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business district. Appeal may be taken to the Board of Standards and Appeals.”;

and

WHEREAS, the premises consist of a plot of ground, 80 ft. by 100 ft., on which it is proposed to erect an office, one story, 20 ft. by 15 ft., bury six 550-gallon gasoline tanks and erect four pumps for the operation of a gasoline service station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 in view of the surrounding conditions; and

WHEREAS, this application was granted by the board at its meeting, February 28, 1928, on certain conditions, and applicant requested a modification of these conditions to permit the proposed structure on the site to be 32 ft. by 40 ft.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that this plot shall be enclosed on the abutting property lines with walls of approved masonry not less than 10 ft. in height, finished with enameled, glazed brick and coped with architectural terra cotta; that there shall be not more than one building erected on the premises not exceeding an area of 32 ft. by 40 ft. for the accommodation of the patrons of the premises; that the exterior of this building shall be finished with light-color enameled brick; that the roof shall be finished with tile of Spanish type or variegated slate; that a concrete curbing not less than 12 in. in height above grade shall be erected along the building line on the street fronts, other than for the driveway accommodations; that there shall be no grease racks or similar mechanical appurtenances erected or operated on these premises, and that all permits required shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

1304-25-BZ.

APPLICANT—William F. Doyle, for Samuel Berman, owner.

SUBJECT—Application for reopening—extension of permit—re decision of superintendent of buildings, under section 21 of the building zone resolution, to permit the conversion of occupancy from a warehouse and garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2447-2449 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Mrs. Sattler and Mrs. Sattler.

ACTION OF BOARD—Application reopened and temporary permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners

Connell, Guilfoyle and Holland..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1304-25-BZ)

WHEREAS, William F. Doyle, for Samuel Berman, owner, filed, December 16, 1925, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the conversion of occupancy from a warehouse and garage for five (5) motor vehicles to a garage for the storage of more than five motor vehicles; premises 2447-2449 Coney Island avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 8, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Coney Island avenue is in a

business district; that Avenue U is in a business district, and that East 12th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 16, 1926, reads:

“Proposition contrary to the Zone Resolution, Art. 2, Sec. 4 a 15.

“The conversion of a warehouse and a garage for five cars into a garage for the storage of more than five motor vehicles in a business district.”;

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 40 ft. 13/4 in. and a depth of 108 ft. and 110 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to temporary relief on the ground of practical difficulties and unnecessary hardship under section 21 of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, June 8, 1926, for a temporary period of two years and applicant requested an extension of the permit.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted for a temporary period of two years from June 12, 1928, for the storage and use of automobiles of the coach or pleasure car type, the property of owner, lessee or operator of the premises, on condition that the building shall be restricted to one story in height above grade; that the rear and gable walls shall be unpierced throughout their entire height and length; that there shall be no sign erected other than the name and title of the business conducted on the premises; that no gasoline storage shall be maintained in excess of one tank not exceeding 550 gallons, located at the front of the building on the inside of the street wall, for the use and accommodation of the operator of the premises only; that all permits required shall be obtained within sixty days and the work completed within ninety days.

APPROVAL OF PLANS

961-27-BZ.

APPLICANT—New York Edison Company, owner.

SUBJECT—Application for approval of plans in accordance with resolution adopted by the board under date of April 24, 1928.

PREMISES AFFECTED—148-148½ East 40th street and 151-153 East 39th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Engineer's report adopted; plans approved in accordance therewith.

THE VOTE TO ADOPT REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

AREAS FIXED.

(18-28-BZ)

The chairman presented and read a communication from Messrs. Hamill, Weinberg & Munro, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1870-1878 East Tremont avenue and 1591-1599 White Plains road, Borough of The Bronx.

The following area was approved by the board:

Both sides of White Plains road from East Tremont avenue to a point 400 ft. south of the premises in question; the south side of East Tremont avenue from

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White Plains avenue to the westerly side of Unionport road; also the east side of Leland avenue from East Tremont avenue to a point 170 ft. south of East Tremont avenue (not including the unrestricted portion).

(116-28-BZ)

The chairman presented and read a communication from Edward L. Kelly, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises 865-877 Ralph avenue and 538-548 Remsen avenue, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Remsen avenue and also Ralph avenue from Linden avenue to a point 100 ft. east of Church avenue; also both sides of Church avenue from Ralph avenue to Remsen avenue.

264-28-BZ.

APPLICANT—William F. Doyle, for Lottie Cutler, owner.

SUBJECT—Application for correction of area fixed by board (re decision of the fire commissioner) under sections 7(g) and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—120-06 Sutphin boulevard and 147-24 120th avenue, Jamaica, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Area fixed, in previous action amended.

THE VOTE TO CORRECT AREA—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION—

(264-28-BZ)

WHEREAS, under date of May 22, 1928, the board of standards and appeals fixed an area deemed affected and within which to obtain consents to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premise 120-06 Sutphin boulevard and 147-24 120th avenue, Jamaica Borough of Queens; and

WHEREAS, the board deemed that the area so fixed should be amended.

Resolved, that the following area be approved by the board:

Both sides of 120th avenue (Cooper street) from point 200 ft. east of Sutphin boulevard to a point 40 ft. west of premises in question; both sides of Sutphin boulevard from a point 200 ft. north of 120th avenue (Cooper street) to a point 400 ft. south of premises in question; also both sides of 121st avenue (Mage street) from Sutphin boulevard to a point 100 ft. east of Sutphin boulevard.

Adjourned 4.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 12, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS

1223-27-S.

PETITIONER—Edwin H. Thatcher, for Decorated Metal Mfg. Co., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—199 Sackett street and 192-196 Degraw street, Brooklyn.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 3, 1928, at 2 p. m., on written request of petitioner.

1233-27-S.

PETITIONER—Max Cohen, for 25 West 35th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—25 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: J. Burmeister.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 3, 1928, at 2 p. m., on request of petitioner's representative.

137-28-S.

PETITIONER—William F. Doyle, for 107th, 108th Street and First Avenue Corp., lessee.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—324-328 East 108th street, 331 335 East 107th street and 2097-2103 First avenue Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin

Negative

Absent

79-28-S.

PETITIONER—Herman Wolff, for Burton Holding Corp., owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—751-753 Fourth avenue, Brooklyn.

APPEARANCES—

For Petitioner: Herman Wolff and Louis Rayrid

For Administration: Inspector Maher of fire department.

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ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Deputy Chief Martin 4
Absent: Commissioner Guilfoyle..... 1

THE RESOLUTION—

(79-28-S)

WHEREAS, Herman Wolff, for Burton Holding Corp., owner, filed, January 27, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 751-753 Fourth avenue and 202 25th street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 17, 1927 (Order No. 30115-LD), reads:

"1. Discontinue the use of the above premises which is occupied for manufacturing purposes in violation of Section 270 of the Labor Law.

"Defects noted as follows:

"(a) Interior stairway is not of incombustible material throughout and does not extend to roof.

"(b) Partitions enclosing stairway does not extend above roof.

"(c) A secondary means of egress conforming to Section 270 of the Labor Law has not been provided.";

and

WHEREAS, the building is non-fireproof, two stories in height, 37 ft. by 69 ft. in area; OCCUPIED: cellar, storage, 1 person; 1st story, stores, 10 persons; 2nd story, manufacture of clothing, 25 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior iron and marble stairway, extending from the first story to top story, enclosed in wire lath on studs, covered both sides with 3/4-inch cement plaster partitions with fireproof doors at openings; an exterior iron stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to yard, with EGRESS from yard direct to street; ROOFS of adjoining buildings are at same level; and

WHEREAS, the petitioner claims that the building was erected in 1926; as to defect b, that the fire-retarding partitions enclosing stairway extend to full height of roof beams; as to defect c, that the secondary means of egress consists of an exterior open iron stairway, 44 in. in width, located on rear of building, extending from roof to the street; furthermore, the petitioner contends that the present exits were approved by the bureau of buildings at time of erection.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

12-28-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for William H. Wheeler, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—28-30 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Absent 0

THE RESOLUTION—

(12-28-S)

WHEREAS, Croker National Fire Prevention Engineering

Co., for William H. Wheeler, owner, filed, January 7, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 28-30 West 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 27, 1927 (Order No. 25028-LD), reads:

"1. Arrange the exterior screened stairway in the rear of building and the openings leading thereto so that same are in compliance with the provisions of Section 268 of the Labor Law, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"Among the defects are the following:

"1. No fireproof passage independent of other exit to the street.";

and

WHEREAS, the building is fireproof, twelve stories in height, 50 ft. by 92 ft. 6 in. in area at first story and 50 ft. by 89 ft. 8 in. in area above; OCCUPIED: 1st story, stores; upper stories, manufacture of millinery; 2nd story, 21 persons; 3rd story, 28 persons; 4th story, 20 persons; 5th story, 18 persons; 6th story, 30 persons; 7th story, 60 persons; 8th story, 28 persons; 9th story, vacant at present only; 10th story, 22 persons; 11th story, 32 persons; 12th story, 26 persons; a total of 285 persons (ninth story vacant) above the first story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in 4-inch terra cotta block partitions with fireproof doors at openings; an exterior screened stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the rear yard of premises at the rear; and

WHEREAS, petitioner contends that on the second, third, fourth, fifth and sixth stories of the premises in question there are party wall fire escape balconies connecting with the premises to the east (26 West 38th street), which is under same ownership; that these party wall fire escape balconies were accepted by the building department as egress from 26 West 38th street; that midway between the first and second stories there is an iron stairway which leads to the yard of the premises at the rear (21-23 West 37th street) from which there is egress up the fire escape on these buildings and requests the acceptance of the existing exterior screened fire escape.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

107-28-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for 37 West 47th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—37 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(107-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for 37 West 47th Street Corp., filed, February 8, 1928, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, af-

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fecting premises 37 West 47th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated June 24, 1927, read:

"Order No. 23518-LD:

"1. Remove all partitions not built of incombustible material as per Section 263 and 270 of the Labor Law.";

and

"Order No. 23519-LD:

"2. Arrange all doors on all stories leading to corridors to open outwardly. Section 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, seventeen stories in height, 68 ft. 6 in. by 100 ft. 5 in. in area at first story and 68 ft. 6 in. by 90 ft. 3 in. in area above; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and 25 per cent manufacturing (jewelry, furs, gowns, etc.), approximately 40 persons per story; several stories being vacant at present; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, on the sixth and on the eleventh stories of the building there are partitions constructed of ornamental wood, some having glass panels; and

WHEREAS, petitioner, as to Order No. 23518-LD, contends that there is no manufacturing done on the eleventh story or on the front portion of the sixth story and that the partitions do not obstruct the egress to the exits; as to Order No. 23519-LD, contends that this order applies only to the sixth, eighth and ninth stories, where there are fireproof partitions subdividing these floors; that these partitions form corridors 5 ft. 6 in. wide, the doors being 3 ft. wide, petitioner contends that they would form a hazard if swung into the corridors, and, inasmuch as the doors leading to the stairways now swing out, in accordance with the labor law, requests that the doors in question be permitted to swing as at present.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 23519-LD, Item 2, only as to the swing of the existing doors leading to the corridor, and denied as to Order No. 23518-LD, Item 1.

13-28-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for William H. Wheeler, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—26 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

THE RESOLUTION—

(13-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for William H. Wheeler, owner, filed, January 7, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 26 West 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 19, 1927 (Order No. 24824-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building, by constructing a fireproof passageway with an unobstructed width of at least 3' throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law.";

and

WHEREAS, the building is fireproof, six stories (72 ft. 10 in.) in height, 25 ft. by 98 ft. 9 in. in area at first story and 25 ft. by 89 ft. in area above; OCCUPIED: 1st story, beauty parlor, 7 persons; 2nd story, salesrooms, 4 persons; 3rd story, offices, 6 persons; 4th story, manufacturing furriers, 9 persons; 5th story, manufacture of millinery, 15 persons; 6th story, manufacturing furriers, 12 persons; 46 persons above the first story; EQUIPPED with a fire alarm signal system; EXITS: an interior steel riser and marble tread stairway, extending from the first story to top story, enclosed in fireproof partitions with fireproof doors at openings; party wall fire escape balconies on second, third, fourth, fifth and sixth stories, connecting with the exterior screened stairway on the rear of 28-30 West 38th street, which building is under the same ownership as the building in question; this exterior screened stairway terminating by means of an iron stairway in the yard of 21-23 West 37th street, with EGRESS from this yard up the fire escape on 21-23 West 37th street; and

WHEREAS, petitioner contends that the existing party wall fire escape balconies in question were accepted as a means of egress from this building at the time of its erection in 1911; and

WHEREAS, the adjoining premises to the west is fireproof and in the same and single ownership.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that existing party wall balconies shall be maintained on the rear of the building, complying with the labor law in all other respects, with egress at the first story level by iron balcony into the adjoining premises to the west with egress through said premises to the street; that the building shall be not increased in height or area, and that the occupancy shall be limited to the legal capacity of the interior stairs.

125-28-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for The Aeolian Co., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—780-790 East 138th street, The Bronx.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Holland and Guilfoyle and Deputy Chief
Martin 4

Negative: Commissioner Connell..... 1

Absent 0

THE RESOLUTION—

(125-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for The Aeolian Co., filed, February 9, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 780-790 East 138th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated September 19, 1927 (Order No. 26135-LD), reads:

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"Remove all partitions not built of incombustible material as per Section 263-270 of the Labor Law.";

and
WHEREAS, the building is fireproof, six stories in height, 125 ft. by 100 ft., irregular, in area; OCCUPIED by one tenant for the manufacture of pianos: 1st story, 20 persons; 2nd story, 25 persons; 3rd story, 30 persons; 4th story, 15 persons; 5th story, 15 persons; 6th story, 15 persons; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions, with fireproof doors at openings; and

WHEREAS, partitions not constructed of incombustible materials have been erected on every floor of the building; and

WHEREAS, petitioner contends that the partitions referred to in the order consist mostly of wood 6 ft. high with plain glass panels to the ceiling and, except for the office on the first story, are used to form enclosures for the tuning and regulating of pianos; that these partitions are located along the walls of the building and do not interfere with egress to the stairways, and in view of the light occupancy and the installation of the sprinkler system requests the acceptance of the existing partitions; and

WHEREAS, this building is a corner structure, in single ownership and operation, as a piano warehouse and assembling room; and

WHEREAS, the building does not exceed 75 ft. in height and is in single tenancy, operation and ownership.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the spaces so divided shall be located on the street front and the piano tuning rooms along the southerly gable walls; that the order shall be complied with in all other respects; that the building shall be not increased in height or area, and this variation is granted so long as conditions as to occupancy, use and tenancy remain in single operation.

37-28-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for F. C. Beach Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—125 East 23rd street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(37-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for F. C. Beach Realty Corp., owner, filed, January 16, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 125 East 23rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 9, 1927, reads:

"Order No. 29626-LD:

"1. Arrange the fire escape at rear of building serving as a required means of egress so that same will conform to Sec. 274 of the Labor Law and the rules of the Board of Standards and Appeals, adopted Feb. 23, 1927.

"Defects noted as follows:

"1. Stairways and balconies not screened to a height of 4 ft. 6 in.

"2. No safe egress from termination of fire escape to street.";

and

WHEREAS, the building is non-fireproof, six stories in height, 28 ft. 6 in. by 93 ft. 9 in. in area at first story and 28 ft. 6 in. by 88 ft. 9 in. in area above; OCCUPIED: cellar, boiler room, 2 persons; 1st story, stores, 2 persons; 2nd story, offices, 6 persons; 3rd story, machine shop 5 persons; 4th story, manufacture of thermometers, 9 persons; 5th story, offices, 2 persons; 6th story, manufacture of flowers, 16 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in metal lath on studs, covered both sides with cement mortar partitions with fireproof doors at openings; a fire escape on the rear thereof, extending from the roof to yard level, with no legal means of egress to street; ROOFS of adjoining buildings: two stories lower at east and west; and

WHEREAS, the petitioner claims that the building was erected forty years ago; as to Defect No. 1, that the balconies of rear fire escape are screened to a height of 5 ft. and the stair rails to a height of 3 ft.; as to Defect No. 2, that egress may be had from foot of rear fire escapes to open yard adjoining at east and to a second yard towards the east through door in fence, where egress may be had through plain glass doors into the adjoining buildings and to the street; furthermore, the petitioner contends that a similar fire department order (No. 62785-LD) was issued in 1917, and on November 14, 1917, the bureau of buildings received a letter from the bureau of fire prevention accepting the present means of egress from rear fire escapes to adjoining yard; and

WHEREAS, under ruling then in force, the fire department in November, 1927, accepted this condition on which approval the bureau of buildings accepted and recognized this existing fire escape.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the railings of the stairs and the well of the fire escape, *on condition* that a fixed iron stairs from the second story balcony shall be provided landing on a balcony at first story level, opening directly to the adjoining yard to the east, with egress through the premises adjoining to the east to open yard of second building to the east, with egress through said building also to the street; that the building shall be not increased in height or area, and this variation is granted so long as conditions as to occupancy and use remain substantially unchanged.

141-28-S.

PETITIONER—J. L. Hernon, for Flintlock Realty Co., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—12-16 John street, Manhattan.

APPEARANCES—

For Petitioner: J. L. Hernon.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(141-28-S)

WHEREAS, J. L. Hernon, for Flintlock Realty Co., owner, filed, February 14, 1928, a petition for a variation from the

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requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 12-16 John street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated January 27, 1928, read:

"Order No. 32080-LD:

"1. Enclose the interior stairway at center of building, 1st story, serving as a required means of exit and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the 1st story to 3 feet above the roof, constructed as per Section 271 of the Labor Law. Among the defects noted are the following:

"(a) Windows and transoms constructed of wood and plain glass.

"(b) Windows within enclosure on elevator shaft are not fireproof.

"2. Provide an exterior screened iron stairway on the south side of building as per Section 271 of the Labor Law, not less than 44" in width, extending from ground to roof, with a balcony on each floor and an independent means of egress from its lowest termination by means of an open court or courts or a fireproof passageway leading to the street, constructed as per Section 268 of the Labor Law, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.";

and

"Order No. 32083-LD:

"An inspection of the premises 12-16 John Street, Borough of Manhattan, shows that a fire drill should be established and maintained therein according to the requirements of Section 279 of the Labor Law. The Labor Law specifically charges the Fire Commissioner with the duty of enforcing the provisions of the law as to fire drills.

"This law also holds the owner of such premises responsible for the proper supervision and maintenance of fire drills. It is therefore your duty to organize and maintain a fire drill in the above premises in accordance with the rules and regulations of the Board of Standards and Appeals.";

and

WHEREAS, the building is fireproof, twelve stories and pent house in height, 48 ft. by 52 ft. in area; OCCUPIED: 1st story, stores; 2nd story, office and tailoring, 7 persons; 3rd story, jewelers, 6 persons; 4th story, watch repair and tailoring, 17 persons; 5th story, offices, 8 persons; 6th story, jewelry and watch repair, 13 persons; 7th story, offices and manufacture of suppositories, 11 persons; 8th story, jewelry and watch repairing, 16 persons; 9th story, watch repairing, 6 persons; 10th story, jewelry and watch repairing, 14 persons; 11th story, jewelry and watch repairing, 9 persons; 12th story, jewelry and watch repairing, 13 persons; 13th story, watch repair, 2 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior iron and marble stairway, extending from the first story to roof, enclosed in fireproof partitions with wood doors and transoms with plain glass at openings; a fire escape on the south side of the building, having non-fireproof openings along the course thereof, extending from the top story to court level; a gooseneck ladder from top story balcony to the roof and egress from foot of fire escapes to open court adjoining at south; ROOFS of adjoining buildings: same level at east; 100 ft. lower at west; and

WHEREAS, the petitioner claims the building was erected in 1898; that the enforcement of the orders would cause a total expense of double the net annual income of the building; that egress from foot of rear fire escape is maintained through open court adjoining at south and through the building, 9-13 Maiden Lane (under the same ownership), to the street; furthermore, the tenants are primarily engaged in the jewelry and diamond trade; that the building does not come under the jurisdiction of the labor law in

that less than 25 per cent of the total floor area is used for factory purposes.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 32080-LD, Item 1, *on condition* that a fireproof partition shall be erected in the public hall on each story enclosing and separating the stair hall from the corridor on a line with the easterly wall of the elevator enclosure, with self-closing, fireproof doors to all openings of same and that the doors within the stair hall enclosure shall remain as now hung; granted, as to Item 2 of Order No. 32080-LD, *on condition* that the existing fire escape in rear court shall be reconstructed in accordance with the fire escape rules of the board of standards and appeals in all respects other than the egress from the termination, which shall be by travel over roof of extension of adjoining premises, 9-13 Maiden Lane, with exit therefrom into two large window openings to public corridor to the street, and *granted*, as to Order No. 32083-LF, only so long as conditions as to occupancy and use remain unchanged.

APPLIANCES SUBMITTED FOR APPROVAL

63-28-SA.

PETITIONER—M. J. Sage, for Cleveland Steel Products Co., Inc., owner.

SUBJECT—Torridheat Oil Burner, approval of.

APPEARANCES—

For Petitioner: M. J. Sage.

ACTION OF BOARD—Chairman read engineer's report.

Report adopted. Petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

THE RESOLUTION—

(63-28-SA)

WHEREAS, M. J. Sage, for the Cleveland Steel Products Co., Inc., owner, filed, January 24, 1928, a petition with the board of standards and appeals for approval of the device known as the Torridheat Oil Burner; and

WHEREAS the burner is of the centrifugal atomizing type with natural draft and gas pilot light, equipped with safety control; and

WHEREAS, a committee of the board inspected this device in operation at 223 Flatbush avenue, Borough of Brooklyn, and recommended the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the device known as the Torridheat Oil Burner for use with Grade "A" and Grade "B" fuel oil in domestic and commercial installations.

128-27-SA.

PETITIONER—National Supply Company.

SUBJECT—"GRD" Billow Fuel Oil Atomizer—approval of.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report.

Report adopted. Petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

THE RESOLUTION—

(128-27-SA)

WHEREAS, National Supply Co., owner, filed, February 27, 1927, a petition with the board of standards and appeals for approval of the device known as the "GRD" Billow Fuel Oil Atomizer; and

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WHEREAS, the burner is of the mechanical atomizing type for use in industrial installations; and

WHEREAS, a committee of the board inspected this device in operation at 83-87 Clifton place, Borough of Brooklyn, and recommended the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the device known as the "GRD" Billow Fuel Oil Atomizer for use with Grade "A" fuel oil in industrial installations, when installed in accordance with the fuel oil rules of the board of standards and appeals.

129-27-SA.

PETITIONER—State Burner Corporation.

SUBJECT—Stroud-in-the-Door Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report.

Report adopted. Petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(129-27-SA)

WHEREAS, the State Burner Corp., owner, filed, February 7, 1927, a petition with the board of standards and appeals for approval of the device known as the Stroud-in-the-Door Oil Burner; and

WHEREAS, the burner is of the fire-pot type with air delivered by fan and gravity feed from the Cooke or Teesdale pump, ignited by torch and equipped with an overflow safety device; and

WHEREAS, a committee of the board visited premises 34 Remsen street, Borough of Brooklyn, and inspected the device in operation.

Resolved, that the board of standards and appeals does hereby *approve* the Stroud-in-the-Door Oil Burner for use with Grade "B" fuel oil in domestic installations.

129-28-SA.

PETITIONER—Liberty Automatic Heater Co., for M. Merker, owner.

SUBJECT—Liberty Automatic Heater, approval of.

APPEARANCES—

For Petitioner: M. J. Sage.

ACTION OF BOARD—Chairman read engineer's report. Report adopted and petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(129-28-SA)

WHEREAS, Liberty Automatic Heater Co., for M. Merker, owner, filed, February 10, 1928, a petition with the board of standards and appeals for approval of the device known as the Liberty Automatic Heater; and

WHEREAS, the burner is of the mechanical atomizing type; and

WHEREAS, a committee of the board inspected this device in operation at premises 578 Fourth avenue, Borough of Brooklyn, and recommended the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the Liberty Automatic Heater for use with Grade "A" and Grade "B" fuel oil for use in domestic and commercial installations, when installed in accordance with the fuel oil rules of the board of standards and appeals.

157-28-SA.

PETITIONER—Eugene E. Ornsten, for Century Eng. Co., owner.

SUBJECT—Century Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report.

Report of committee adopted and petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(157-28-SA)

WHEREAS, Eugene E. Ornsten, for the Century Engineering Co., owner, filed, February 23, 1928, a petition with the board of standards and appeals for approval of the device known as the Century Oil Burner; and

WHEREAS, the burner is of the pump atomizing, mechanical draft type, fed from a Cooke or Teesdale pump on the wall, or from direct tank connection, equipped with safety control; and

WHEREAS, a committee of the board inspected this device in operation at 1845 Broadway, Borough of Manhattan, and recommended the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the device known as the Century Oil Burner for use with Grade "A" and Grade "B" fuel oil in domestic and commercial installations.

287-28-SA.

PETITIONER—Joseph A. Cox, for Timken-Detroit Co., owner.

SUBJECT—Timken Oil Burner, Model 20, approval of.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report.

Report of committee adopted and petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(287-28-SA)

WHEREAS, Joseph A. Cox, for the Timken-Detroit Co., owner, filed, March 30, 1928, a petition with the board of standards and appeals for approval of the device known as the Timken Oil Burner, Model 20; and

WHEREAS, this burner is of the mechanical draft, electric ignition type, with safety control and gravity pump feed; and

WHEREAS, a committee of the board inspected this device in operation at premises 176 Hicks street, Borough of Brooklyn, and recommended the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the Timken Oil Burner, Model 20, for use with Grade "A" and Grade "B" fuel oil for domestic and commercial installations, when installed in accordance with the fuel oil rules of the board of standards and appeals.

348-28-SA.

PETITIONER—M. J. Sage, for Commonwealth Engineering Co., owner.

SUBJECT—Commonwealth Automatic Oil Burner, approval of.

APPEARANCES—

For Petitioner: M. J. Sage.

ACTION OF BOARD—Chairman read engineer's report.

Report adopted and petition approved.

MINUTES

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(348-28-SA)

WHEREAS, M. J. Sage, for the Commonwealth Engineering Co., filed, April 16, 1928, a petition with the board of standards and appeals for approval of the device known as the Commonwealth Automatic Oil Burner; and

WHEREAS, this burner is of the mechanical draft, centrifugal atomizing type, with gas pilot light ignition and pump feed and overflow safety control; and

WHEREAS, a committee of the board inspected this device in operation at premises 1155 Brooklyn avenue, Borough of Brooklyn, and recommended the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the Commonwealth Automatic Oil Burner for use with Grade "A" and Grade "B" fuel oil in domestic and commercial installations, when installed in accordance with the fuel oil rules of the board of standards and appeals.

1176-27-SA.

PETITIONER—James Kearney, for Arthur H. Ballard, Inc.

SUBJECT—Ballard Junior Oil Burner, Type C, approval of.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report. Report adopted; petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

(1176-27-SA)

WHEREAS, James Kearney, for Arthur H. Ballard, filed, November 2, 1927, a petition with the board of standards and appeals for approval of the device known as the Ballard Jr. Oil Burner, Type C; and

WHEREAS, this device consists of a metal reservoir for the oil with a double action float valve and two pumps operated by motor and controlled by a safety bucket arrangement that shuts off current in case of overflow; and

WHEREAS, a committee of the board inspected this device in operation at premises 230 Hoyt street, Astoria, Borough of Queens, and recommended the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the Ballard Jr. Oil Burner, Type C, for use with Grade "A" fuel oil only in commercial installations, when installed in accordance with the fuel oil rules of the board of standards and appeals.

Adjourned 5.35 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

MINUTES

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, May 8, 1928, as they appeared in Bulletin No. 20, Vol. XIII, are hereby corrected to read as follows:

THE RESOLUTION—

(682-26-BZ)

WHEREAS, William F. Doyle, for William Hagedorn, owner, filed, August 4, 1926; reopened March 27, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles (previously denied); premises southeast corner of Jerome avenue and East 182nd street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 8, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district; East 182nd street, from Jerome avenue to a point 100 ft. east, is in a business district; East 182nd street, east of a point 100 ft. east of Jerome avenue, is in a residence district; Walton avenue is in a residence district; Cameron place, from Jerome avenue to a point 100 ft. east, is in a business district, and Cameron place, east of a point 100 ft. east of Jerome avenue, is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered August 4, 1926, in acting on App. No. 1710-1926, reads:

"Garage for more than five cars may not be permitted in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 148

ft. on Jerome avenue and a depth of 100 ft. on East 182nd street; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7, subdivision e, and was entitled to relief under section 21 of the building zone resolution on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be constructed fireproof throughout and shall not exceed a height of two stories above Jerome avenue grade; that the rear easterly wall shall be unpierced throughout its entire height and length; that there shall be no vehicular entrance of any nature or description on 182nd street front; that any openings on the 182nd street front shall be restricted to window, sashes, subdivided in lights not more than 8 in. by 12 in. in area; that there shall be no signs or advertising of any nature or description erected or permitted on the 182nd street front; that the exterior of the street walls on 182nd street and Jerome avenue shall be finished with face brick and natural stone trimmings, of attractive architectural design; that the color, texture and general design of the elevation on 182nd street shall conform substantially with that of the adjoining apartment house; that the first story street front, other than for the entrance to the garage area of the premises to the rear, shall for a depth of not less than 20 ft. be developed and maintained for store or showroom purposes; that there shall be no portable gasoline tanks maintained or operated on these premises; no roof signs shall be erected; that any gasoline equipment installed shall be located at the extreme southerly end of these premises; that any ascending ramp from Jerome avenue front shall set back from the building line not less than 10 ft., and that all permits shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

*Correction—Line 47 transposed to line 55 killed, and words "182nd street front; that any openings on the 182nd street" substituted for line 47.

MINUTES

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held November 15, 1927, as they appeared in Bulletin No. 47, Vol. XII, are hereby corrected to read as follows:

THE RESOLUTION—

(1031-26-S)

WHEREAS, Wearever Wood Products Co., owner, filed, December 20, 1926, a petition for a variation of the labor law, as cited in an order of the fire commissioner, affecting premises 728-738 61st street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 15, 1926 (Order No. 96512-LD), reads:

"1. Discontinue the use of the above premises for factory purposes for the reason that same does not conform to Section 270 of the Labor Law."

and

WHEREAS, the petition has been amended to include Order No. 12617-LD, dated March 1, 1927, for specific defects, reading:

"1. Discontinue the use of the above premises for factory purposes for the reason that same does not conform to Sec. 270 of the Labor Law.

"(a) The interior stairway at front of building is enclosed on 2nd story with 2" x 4" wood studs covered with beaver boards. The door openings are of wood and plain glass. This enclosure should be fireproof and extend to 3 ft. 0 in. above the roof. The doors should be 44" wide, fireproof and self-closing and open outwardly.

"(b) The door to stair hall on 1st story is only 2 ft. 6 in. wide. The street entrance door is only 2 ft. 6 in. wide. These doors should be 44 in. wide and open outwardly.

"(c) The open outside iron stairways on the east and west sides of building are provided with wood, plain doors and window openings to same do not conform to Sec. 270 of the Labor Law. Same must be replaced by either an interior stairway or exterior 44 in. wide stairway, be enclosed in fireproof material with all doors 44 in. wide, fireproof, self-closing with either a fireproof passageway or an open court leading to street. Exits must be remote from each other."

and

WHEREAS, the building is non-fireproof, two stories in height, 50 ft. by 100 ft. in area; OCCUPIED for wood-working: 1st story, 10 persons; 2nd story, 14 persons; EQUIPPED with a sprinkler system; EXITS: an interior stairway, extending from the first story to second story, enclosed at first story in fireproof partitions with non-fireproof doors at openings; two exterior open iron stairways, one at west side and one at southeast corner of the building, having non-fireproof openings along the course thereof, except two windows at first story under the southeast stairway, extending from first story to second story, with EGRESS from the termination of the stairways by means of open space to street; no adjoining buildings; and

WHEREAS, the petitioner claims that the building is provided with an interior iron stairway at the northwest corner, 44 in. in width for the primary means of exit; that the secondary means of exit is provided by an exterior iron stairway, 36 in. in width, at the southeast corner, and there is also an additional exterior iron stairway at west side of the building, 36 in. in width; furthermore, the petitioner contends that a sprinkler system has been voluntarily installed, which was not required by law, and also that the exits are adequate; and

WHEREAS, this petition was denied by the board at its meeting, March 22, 1927, and petitioner requested a reconsideration of the case on the basis of additional facts, which request was granted by vote of the board.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor

law, and that the petition be and it hereby is *granted*, as to subdivision c of Order No. 12617-LD, only so far as it affects the requirement of an additional interior stairs, *on condition* that two exterior iron stairways shall be provided, one on each of the easterly and westerly gable walls, enclosed in corrugated sheet iron; that all openings thereto from each floor shall be equipped with self-closing, fireproof doors, and that the occupancy shall be restricted to the legal capacity of the primary means of exit, namely, the main stairs, and that the order be *denied* in all other respects.

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held April 24, 1928, as they appeared in Bulletin No. 18, Vol. XIII, are hereby corrected to read as follows:

THE RESOLUTION—

(664-26-BZ)

WHEREAS, Rouse & Goldstone, for A. B.-28 East 52nd Street Corporation, owner, filed, July 30, 1926, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed business building; premises 28-36 East 52nd street and 481 Madison avenue (southeast corner), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 30, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Madison avenue is in a business district, East 52nd street is in a residence district and East 51st street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 19, 1926 (re N. B. 341-1926), which reads:

"1. Building encroaches into residence district, contrary to the provisions of Section 2 of Building Zone Resolution."

and

WHEREAS, the proposed building is of fireproof construction, twenty-eight stories in height, with a frontage of 100 ft. 5 in. and a depth of 124 ft. 6 in.; to be occupied as a business building; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7c of the building zone resolution and that it would entail practical difficulties and unnecessary hardship to carry out the strict letter of the zoning requirements; and

WHEREAS, this application was granted by the board September 30, 1926, on certain conditions, and applicant requested a modification of the time limit imposed, which was granted July 12, 1927, and applicant now requests a modification as to the location of business entrances and a further extension of time.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be no advertising display of any nature or description, signs or otherwise, within the residence use area; that the sills of any windows within the residence area shall be not less than 2 ft. 6 in. above grade; that the rear walls where exposed above adjoining and abutting premises shall be finished with light-colored face brick; that the requirements of the building zone resolution shall be complied with in all other respects, as to height, area, rear yard requirements and side courts; that all permits necessary for the prosecution of the work shall be obtained in nine months and the building completed within eighteen months from the date of this action—April 24, 1928.

* Correction—Words "one," "each of" "and westerly" added in line 72 of resolution.

* Correction—Word "area" changed to "use" in line 39 of resolution.

RULES

FACTORY EXIT RULES ADOPTED FEBRUARY 23, 1927.

64-27-SR

STANDARD FACTORY EXITS

Section 1—Fire Escapes.

Rule 1. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level, one of the required means of exit or escape under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, labor law, and in addition thereto:

(1) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or center of stair tread, constructed of bars at least one-half ($\frac{1}{2}$) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grille work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half ($1\frac{1}{2}$) inch mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

(b) Any such fire escape erected prior to October 1, 1913, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be not less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees.

Rule 2. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, five stories or less in height, one of the required means of exit under Section 271 of the Labor Law may consist of an outside iron fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, Labor Law.

(b) Existing fire escapes shall comply with all the provisions of Section 274, Labor Law and in addition thereto

(1) The balconies shall be not less than 3 feet in width.

(2) The rails around balconies and well holes and on stairways shall be not less than 3 feet in height.

(3) Passageways on the balconies shall be not less than 14 inches in the clear.

(4) At least one opening to each balcony shall be a single fireproof casement door at least 2 feet wide and at least 6 feet in height, except that where the distance between the sill and lintel will not permit of an opening 6 feet in height, a casement door not less than 4 ft. 6 in. in height will be permitted.

Rule 3. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided.

Such fire doors may be at window sill level if fixed iron step at least two feet wide, with risers not exceeding eight (8) inches, and treads not less than eight (8) inches are provided on the inside from floor level to sills properly secured.

Rule 4 (a) Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official hav-

ing jurisdiction, shall conform in every respect to the provisions of these rules.

(b) A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

Rule 5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Section 2—Enclosure of Factory Stairways.

Rule 6. Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty-five persons employed above the second story, all interior stairways, serving as required means of exit, and the landings, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible, and sprinkler	Contents non-combustible, and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairway Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

The term "story" as used above means that part of a building between any floor and the floor or roof next above;—the first story is that part of a building which is more than 50 per cent above the floor below and the floor next above the curb or average grade level.

Where the stairway extends to the top floor of the building, such partitions shall extend to the under side of the roof boarding. That portion of the under side of the roof beams within the stair enclosure shall be covered with fire resisting material, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the under side of the roof.

Where the stairway is required to extend to the roof, the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof with louvres or ventilators, or exterior windows with ventilating sections at the top floor.

All openings in such partitions shall be provided with approved self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof ma-

RULES

rial at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, will be accepted as a compliance with this rule when both sides of the fire wall or walls are occupied on any factory floor by the same occupant.

Rule 7. Where there are occupancies on any story or part of a story involving the storage or use below the top story of the following materials and exceeding the amount specified, and there are more than 5 persons employed at manufacturing above such occupancy, the interior stairway serving as required means of egress shall be enclosed on that story with fire resisting material from floor to under side of floor above, including any exposed stair offsets, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 lbs.

Volatile inflammable oils, 1 gal.

Volatile inflammable mixtures, 5 gals.

Combustible mixtures, 10 gals.

Paints, varnishes and lacquers, 10 gals.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupancies as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

Rule 8. Required Exits and Enclosures of Stairways in Two-story Factory Buildings.

1. Required Exits.—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law, or rule 2 of these rules. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when sill is more than 8 inches above the floor level; and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof, except on the front of buildings.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Rule 9. Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 7 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area af-

fording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

Rule 10. Storage of Combustible Material Within Factory Stairway Enclosures.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.

Section 3—Safe Egress from Roofs of Factory Buildings.

Rule 11. Interior stairways serving as required means of exit in factory buildings erected after October 1, 1913, and not exceeding five stories in height, and in buildings erected before October 1, 1913, now occupied or to be occupied as a factory, shall not be required to extend to the roof where there is no safe egress from the roof, under Sections 270, 271 and 272, Labor Law.

(a) When the roofs, or the top of the parapet wall of an adjoining building are more than eight feet below or more than five feet above the top of the parapet wall of the building in question, and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where any outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings five feet above the roof or parapet wall of the building in question.

(b) When the roof of the building in question has a pitch exceeding one foot in six feet of horizontal run.

Rule 12. (a) When there is no safe egress from the roof, as above described, there shall be in all cases at least a double-rung ladder at the top of the interior stairway, and within the interior stairway enclosure when stairway is enclosed. Such ladder shall be at least 18 inches in width and shall be properly secured at top and bottom. The ladder shall lead to a scuttle opening not less than 2 feet by 3 feet or be of such additional area as may be required to provide ample head room. The scuttle cover shall be hinged and of light weight construction, or be counter-balanced. An easily operated hook may be provided on scuttle cover.

(b) Where the stair bulkhead door opens within 10 feet from the open edge of the roof, an iron railing properly braced at least 3 feet high and at least 10 feet long shall be provided at the edge of roof.

SUBSTANDARD FACTORY EXITS.

Section 4—Fire Escapes.

Rule 13. When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) Fire Escapes.—All substandard fire escapes on factory buildings shall be maintained structurally safe, properly painted, and with the openings leading thereto, kept in good repair.

In lieu of a counter-balanced stairway, a drop ladder in guides with a back-drop gravity hook may be provided.

The drop ladder shall be of sufficient length to reach from the lowest balcony to the ground or safe landing place, with a passageway opening cut in the balcony rail, which rail shall be properly braced.

When such substandard fire escapes are located in a

RULES

court, side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yards, or the lowest balcony may be connected to an adjoining fire escape, exterior stairway, to the roof of adjoining extensions, or other means of egress satisfactory to the authorities having jurisdiction.

Substandard fire escapes shall be kept clear of all obstructions, shall not be used for fire drills, and shall not be considered as a basis for increase in occupancy.

Section 5—Stairways and Bridges.

Rule 14.—Interior Stairways.—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unobstructed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed.

An easily operated panic bolt or other similar device may be installed at street exit door.

Rule 15.—Exterior Screened Stairways.—Exterior screened stairways not serving as a required means of egress shall be maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed, and egress from termination shall be provided as required for substandard fire escapes in subdivision a.

Rule 16.—Horizontal Bridges.—Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted, and access thereto and all passageways thereof shall be maintained unobstructed.

Rule 17. No sign of any character shall be placed at openings leading to these sub-standard exits.

RULES

EXIT RULES—REVOLVING DOORS

Adopted, under Cal. No. 842-17-S, Sept. 6, 1917; amended, under Cal. No. 41-19-S, Feb. 11, 1919; under Cal. No. 412-20-S, July 8, 1920, and under Cal. No. 41-19-S, Jan. 8, 1924.

Rule 1. Classification of Revolving Doors. For the purpose of these rules revolving doors shall be classified as follows:

(a) **Type A.** "Automatic Collapsible" in which the individual wings are maintained in the normal revolving position, but which doors are so designed and constructed that in the event of excessive pressure being exerted on the wings, the braces or other devices which hold the wings in their normal position shall be disconnected, thereby permitting easy egress through the vestibule at least equivalent to that provided by a pair of swinging doors having the same width as the vestibule opening.

No revolving doors shall be included in this classification if the pressure necessary to collapse any wing exceeds one hundred and fifty (150) pounds when exerted at a point three (3) inches from the outer edge of the wing, and three (3) feet six (6) inches above the floor, but shall be classified under type B.

(b) **Type B.** "Rigid Brace" in which the individual wings are maintained in the normal revolving position by rigid braces or similar devices, but which doors are so designed and constructed that the braces or other devices which hold the wings in their normal position may be manually released by simple mechanical means, thereby permitting the individual wings to be manually collapsed and so arranged as to permit free egress through the vestibule.

Rule 2. Revolving Doors. Prohibitions. Revolving doors shall be prohibited in exit doorways from assembly halls, asylums, auditoriums, churches, dance halls, hospitals, motion picture theatres, schools, theatres, or from any room or space within a building where more than three hundred (300) persons congregate for purposes of amusement, instruction or worship; except that the main entrance doorway to a hospital or sanitarium may be equipped with either type A or B revolving doors when supplemented by swinging doors not less than three (3) feet eight (8) inches wide at this or other paths of egress.

Rule 3. Revolving Doors—Department Stores. Type A revolving doors hereafter installed shall be accepted in exit doorways from department stores provided doorways aggregating at least fifty (50) per cent of the legal re-

quired width, equipped with swinging doors, are installed, and one or more such outwardly swinging doors are located immediately adjacent to each revolving door. Such swinging doors need not be equipped with handles on the outside, and shall have a minimum clear width of three (3) feet.

Rule 4. Existing Revolving Doors. Except where otherwise prohibited existing Type A revolving doors may be retained as required means of exit in doorways from buildings.

Except where otherwise prohibited existing Type B revolving doors may also be retained as required means of exit in buildings, when, in the opinion of the administrative official having jurisdiction, no dangerous exit condition exists. If, however, such dangerous exit condition is deemed by him to exist, they shall be either replaced by Type A revolving doors, or supplemented by at least one swinging door not less than three (3) feet wide located adjacent to the revolving door, as the administrative official may direct.

Rule 5. New Revolving Doors. In buildings other than assembly halls, asylums, auditoriums, churches, dance halls, department stores, hospitals, motion picture theatres, schools and theatres, coming under the exit provisions of the building code, doorways serving as required exits may hereafter be equipped with Type A revolving doors or with Type B revolving doors, provided such revolving doors, not exceeding three in a unit, shall have an outwardly swinging door at least three (3) feet wide located immediately adjacent thereto.

Rule 6. Revolving Doors—Subway Entrances. Required exit doorways from buildings which serve in addition as a means of subway entrance and exit may be equipped with type A revolving doors, provided doorways of the legal required width equipped with swinging doors are also installed and one or more such outwardly swinging doors are located adjacent to each revolving door.

Rule 7. Saving Clause. But nothing in these rules shall prevent the installation on the exit doors from a bank, trust company, jewelry store, or any store devoted to a single similar use, of a locking device which may be operated by electricity or other means from the interior of the building, to be used only in an emergency.

APPLIANCES

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

Name of Burner	Calendar No.	Name of Burner	Calendar No.
A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
Alexander Oil Burner.....	65-28-SA	*May Oil Burner.....	68-24-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
Arcoil Heat Machine.....	632-26-SA	*Morrissey Oil Burner.....	673-27-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Fan Tail Type Steam Atomizing	
Ballard Automatic Oil Burner.....	1363-23-SA	Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Jr. Oil Burner.....	1176-22-SA	*Moussette Oil Burner.....	887-25-SA
Ballard Staples & Pfeiffer Steam Atomizing		*National Rotary Oil Burner.....	836-25-SA
High Pressure Burner.....	1414-22-SA	*New Process Oil Burner.....	1071-27-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*Nokol Automatic Heater.....	1078-24-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	North American Low Pressure Oil Burner..	792-26-SA
*Berggren Oil Burner.....	764-26-SA	*Nu-Way Oil Burner.....	773-26-SA
Best Calorex Burner.....	1464-21-SA	*Orr Fuel Oil Burner.....	113-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Paramount Oil Burner.....	1193-25-SA
*Caloril Burner—Type AA.....	1361-24-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Century Oil Burner.....	157-28-SA	Peabody-Fisher Wide Range Mechanical Oil	
Coen Mechanical Oil Burner.....	942-21-SA	Burner	644-21-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	*Petro Domestic Burner.....	161-26-SA
*Commonwealth Oil Burner.....	348-28-SA	Petro Mechanical Burner and Air Register..	735-24-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Petro Burner, Model O.....	78-28-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	*Pioneer Automatic Oil Burner.....	1259-27-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Doherty Oil Burner.....	943-26-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Eisler Automatic Oil Burner.....	481-27-SA	*Rayfield Oil Burner.....	504-26-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Ray Rotary Fuel Oil.....	504-23-SA
Enco Burner.....	1414-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enterprise Rotary Fuel Oil Burner.....	1149-27-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulze Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Security Oil Burner.....	56-28-SA
Gem Fuel Oil Burner.....	111-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gill Oil Burner.....	1231-23-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	Steam Oil Burner.....	183-22-SA
GRD Fuel Oil Atomizer.....	128-27-SA	*Stroud-in-the-Door Burner.....	129-27-SA
*Gulf Oil Burner.....	382-26-SA	*Stuhler Oil Burner.....	618-27-SA
Hammel Oil Burner.....	1278-21-SA	*Summerheat Oil Burner.....	581-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
*Hart Automatic Oil Burner.....	1162-24-SA	Surface Combustion Low Pressure Burner..	92-23-SA
Hauck Venturi Low Pressure Oil Burner....	88-27-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Heatiator Oil Burner.....	1346-23-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Holby Oil Burner.....	328-27-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*Homer Domestic Oil Burner.....	1211-25-SA	*Timken Oil Burner, Model 20.....	287-28-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*International Oil Burner.....	1305-24-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
Joyce Oil Burner.....	852-26-SA	*Torridheat Oil Burner.....	63-28-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lawrence May Oil Burner.....	1034-27-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
Liberty Automatic Heater.....	129-28-SA	*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
Lientz Oil Burner.....	155-20-SA	*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

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Requests for modification granted.....	5
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Requests to rescind granted.....	3
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Requests for extension of time granted.....	20
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Requests for extension of permit granted.....	6
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Requests to install granted.....	0
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Administrative requests granted.....	0
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Interpretations	2
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Total	838

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 26

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Notices in Building Zone Cases.

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Minutes of Regular Meeting, June 19, 1928, 2 p. m.

"Standpipe"—"Fireline" Rules.

Progress Report.

Correction.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, June 26, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, July 3, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to June 20, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
549-28-S.....	F.D.....	3302-3320 Anable ave., L. I. C., Q., L. F. 25282
548-28-BZ.....	B.B.Bx...	2548 White Plains ave., Bx., Decision
547-28-BZ.....	B.B.Bx...	3534 Holland ave., Bx., Alt. 323-28
546-28-BZ.....	B.B.Bx...	2810 Westchester ave., Bx., N. B. 1200-28
545-28-S.....	F.D.....	647 Broadway, Man., L. D. 31995
544-28-A.....	F.D.....	53-57 W. 14th st., Man., F-34490
543-28-S.....	F.D.....	48-50 W. 21st st., Man., L. D. 36102
542-28-BZ.....	B.B.Bx...	East side of Sedgwick ave., 292 ft. north of Undercliff ave., Bx., N. B. 1100-28
541-28-A.....	F.D.....	2866-2870 Third ave., Bx., F-37886
540-28-BZ.....	F.D.....	70-01 36th ave., Woodside, Q., N. B. 904-28
539-28-A.....	F.D.....	354-358 Jackson ave., Bx., F-13906
538-28-BZ.....	B.B.Bx...	Northwest corner of Webster ave. (Parkside pl.) and East 205th st., Bx., N. B. 1073-28
537-28-S.....	F.D.....	482 Austin pl., Bx., L. D. 35513

Restored to Calendar.

1215-27-BZ.....	B.B.B....	342-352 Coney Island ave., Bklyn., N. B. 20133-27
1144-27-BZ.....	B.B.Bx...	Southeast corner of Cedar ave. & W. 179th st., Bx., N. B. 2249-27

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, JUNE 26, 1928, 2 P. M.

Building Zone Cases.

91-28-BZ.
 APPLICANT—Weeks Avenue Construction Co., Inc.,
 owner.
 PREMISES—80-84 East 161st street and 850-864 Gerard
 avenue, southeast corner, The Bronx.
 APPLICATION, under sections 7b and 7c of the building
 zone resolution,
 TO PERMIT the extension, from a business district into
 a residence district, of a proposed business building.

92-28-BZ.

APPLICANT—George F. Niebling, Jr., for Charles H.
 Zenner, owner.
 PREMISES—6919 Woodhaven boulevard, southeast corner
 of Central avenue, Glendale, Borough of Queens.
 APPLICATION, under section 21 of the building zone
 resolution,
 TO PERMIT in a business district the erection and main-
 tenance of a gasoline service station.

106-28-BZ.

APPLICANT—Horn & Ligeti, for Abraham Laschower,
 owner.
 PREMISES—357-365 Beach 71st street and 7101-7103
 Amstel boulevard, southwest corner, Arverne, Bor-
 ough of Queens.
 APPLICATION, under section 21 of the building zone
 resolution,
 TO PERMIT in a business district the erection and main-
 tenance of a gasoline service station.

113-28-BZ.

APPLICANT—Cohen & Siegel, for Mary Rodriguez,
 owner.
 PREMISES—1615 White Plains road, west side, 47.21 ft.
 south of Baker avenue, The Bronx.
 APPLICATION, under section 21 of the building zone
 resolution,
 TO PERMIT in a business district the erection and main-
 tenance of a gasoline service station.

1254-27-BZ.

APPLICANT—Philip J. Sinnott, for Smith-Stuart Corp.,
 owner.
 PREMISES—Northeast corner of White Plains avenue and
 Westchester avenue, The Bronx.
 APPLICATION, under section 21 of the building zone
 resolution,
 TO PERMIT in a business district the erection and main-
 tenance of a gasoline service station.

66-28-BZ.

APPLICANT—James Kearney, for Mary M. Shepherd,
 owner.
 PREMISES—205-43 Hollis avenue and 109-42 Cross
 Island boulevard (Rosedale boulevard, 206th street),
 northwest corner, Hollis, Borough of Queens.
 APPLICATION, under section 21 of the building zone
 resolution,
 TO PERMIT in a business district the erection and main-
 tenance of a gasoline service station.

1261-27-BZ.

APPLICANT—Arverne Bay Construction Co., owner.
 PREMISES—Southwest corner of Euclid avenue and Glen-
 more avenue, Brooklyn.
 APPLICATION, under section 21 of the building zone
 resolution,
 TO PERMIT in a business district the erection and main-
 tenance of a gasoline service station and, also, a
 garage for the storage of more than five motor
 vehicles.

1325-27-BZ.

APPLICANT—AWK Realty Corp., owner.
 PREMISES—1800 Bronxdale avenue, northwest corner of
 Bronxdale avenue and Morris Park avenue, The
 Bronx.
 APPLICATION, under section 21 of the building zone
 resolution,
 TO PERMIT in a business district the erection and main-
 tenance of a gasoline service station.

68-28-BZ.

APPLICANT—Thomas W. Lamb, substituted for John
 Eberson, for Wilthan Realty Corp., owner.

CALENDAR

PREMISES—1230-1248 Third avenue, 183-187 East 71st street and 182-184 East 72nd street, Manhattan.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT the extension, from a business district into a residence district, of a proposed theatre building.

83-28-BZ.

APPLICANT—Harry M. Peyser, for Abraham L. Cohen, owner.

PREMISES—1239 East New York avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a motor vehicle repair shop.

118-28-BZ.

APPLICANT—McCooley & Conroy, for Mosca Realty Corp., owner.

PREMISES—Northwest corner of Rockaway boulevard and Sutphin boulevard, Jamaica, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

122-28-BZ.

APPLICANT—Nathan D. Shapiro and Brothers, for David Katz, owner.

PREMISES—523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

144-28-BZ.

APPLICANT—McCooley & Conroy, for Prospect Plaza Corp., owner.

PREMISES—348-358 Empire boulevard, south side, 60 ft. east of Nostrand avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

JUNE 26, 1928, 10 A. M.

Appeals from Administrative Orders.

1313-27-A—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

96-28-A—35 Wall street, 51-55 Exchange place and 11-23 Broad street, Manhattan.

112-28-A—170-194 Avenue X, Brooklyn.

128-28-A—761 Third avenue, Brooklyn.

136-28-A—263-281 Seventh avenue, 165-173 West 25th street and 158-162 West 26th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, June 26, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 47-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Adolph Weg, owner, to permit in a business district the erection and maintenance of a gasoline service

station; premises northeast intersection of Bailey avenue and Bailey place, The Bronx.

CAL. NO. 1339-27-BZ—Application, December 23, 1927, under section 21 of the building zone resolution, of Harry Urquhart, applicant, on behalf of Israel Rosenblum, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1605-1611 Coney Island avenue, Brooklyn.

CAL. NO. 1356-27-BZ—Application, December 31, 1927, under sections 7c and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of John A. R. Duntze, owner, to permit, partly in a business district and partly in a residence district, also extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 135-147 East 22nd street, east side, 275 ft. 6 $\frac{7}{8}$ in. south of Tilden avenue, Brooklyn.

CAL. NO. 48-28-BZ—Application, January 18, 1928, under sections 7g and 21 of the building zone resolution, of Schreiber, Collins, Myers & Buchter, applicants, on behalf of Fort Lee Ferry Garage Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 228-232 Nagle avenue, Manhattan.

CAL. NO. 71-28-BZ—Application, January 26, 1928, under sections 7e and 21 of the building zone resolution, of Max Handel, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.

CAL. NO. 97-28-BZ—Application, February 1, 1928, under section 21 of the building zone resolution, of Elizabeth Jackman, applicant and owner, to permit in a residence district the erection and maintenance of a chicken slaughter house; premises 102 Tapscott avenue, west side, 31 ft. 8 $\frac{5}{8}$ in. south of East 93rd street, Brooklyn.

CAL. NO. 98-28-BZ—Application, February 2, 1928, under section 21 of the building zone resolution, of Denis A. Harrington, Jr., applicant, on behalf of Hannah McMonagle, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 866-874 Rogers avenue, west side, 91 ft. 2 in. north of Snyder avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

JUNE 26, 1928, 2 P. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions

CALENDAR

of the building zone resolution, *Tuesday afternoon, June 26, 1928*, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 1283-27-BZ—Application, December 8, 1927, under section 21 of the building zone resolution, of Robert E. Maloney, applicant, on behalf of Edlar Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

WILLIAM E. WALSH, *Chairman.*

CALL OF CLERK'S CALENDAR

TUESDAY, JULY 3, 1928, 2 P. M.

Building Zone Cases.

1266-27-BZ.

APPLICANT—Patrick J. Murray, for Gershell Realty Corp., owner.

PREMISES—Northeast corner of Northern boulevard and 196th street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a residence district and partly in a business district, the erection and maintenance of a gasoline service station.

1353-27-BZ.

APPLICANT—Edwin M. Bohm, for Ames Transfer Co., owner.

PREMISES—3441-3461 Kingsbridge avenue and 250-258 West 236th street, southwest corner, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

18-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, substituted for Cohen & Cohen, for Leo Silver Co., Inc., owner.

PREMISES—1870-1878 East Tremont avenue and 1591-1599 White Plains road, southwest corner, The Bronx.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

73-28-BZ.

APPLICANT—John J. Dunnigan, for The Bernbro Realty Corp., owner.

PREMISES—Northeast corner of Corlear avenue and West 230th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

124-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, for John R. Lee, owner.

PREMISES—6419-6425 New Utrecht avenue, northeast corner of 65th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

146-28-BZ.

APPLICANT—William F. Doyle, for S. S. Kresge Co., lessee for long term, over thirty years.

PREMISES—1416-1420 Kings Highway, south side, 42.42 ft. west of East 15th street, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building.

156-28-BZ.

APPLICANT—William F. Doyle, for Hugh Clark, owner.

PREMISES—287-291 Prospect avenue, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station and, also, a garage for the storage of more than five (5) motor vehicles.

159-28-BZ.

APPLICANT—William F. Doyle, for Hyman Chipkin and Meyer Chipkin, owners.

PREMISES—796-804 Park avenue, Brooklyn.

APPLICATION, under sections 6, 7a, 7b, 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles.

510-27-BZ.

APPLICANT—McCooley & Conroy, substituted for Philip J. Sinnott, for Alden Terrace Corp., owner.

PREMISES—Southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

522-28-BZ.

APPLICANT—Victor C. Farrar, for Columbia Riding Club, Inc., owner.

PREMISES—48-68 West 100th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and a stable for more than five (5) horses.

JULY 3, 1928, 10 A. M.

Appeals from Administrative Orders.

1341-27-A—Foot of Marine street, City Island, The Bronx.

174-28-A—13-21 Park Row and 13 Ann street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of stand-

CALENDAR

ards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 3, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 120-28-BZ—Application, February 7, 1928, under sections 7c and 21 of the building zone resolution, of A. J. Burns, applicant, on behalf of Homack Construction Corp., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a building for business use on first story and residence use above; premises north side of Lake street (41st avenue), 149 ft. east of Louona avenue (National avenue), southeast corner of Roosevelt avenue (Grand avenue) and Louona avenue (National avenue), Corona, Borough of Queens.

CAL. NO. 416-28-BZ—Application, May 2, 1928, under section 21 of the building zone resolution, of Fred F. French Co., applicant, on behalf of Tudor City Seventh Unit, Inc., lessee, for Renoclaf Realty Corp., owner, to permit in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street wall in excess of the height permitted under the zone resolution; premises 312-324 East 42nd street, south side, 175 ft. east of Second avenue, Manhattan.

CAL. NO. 569-27-BZ—Application, May 20, 1927, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Delaney & Otten Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southeast corner of Fourth avenue and 12th street, Brooklyn.

CAL. NO. 1322-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 1327-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John Restivo, owner, to permit in a residence district the maintenance of a building occupied in part of the first story as a store and as dwellings above; premises 1421 Need-

ham avenue, north side, 226.20 ft. east of Fish avenue, The Bronx.

CAL. NO. 1329-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Jerome-Van Wyck, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 137-08 101st avenue and 101-05 Van Wyck boulevard, southeast corner, West Jamaica, Borough of Queens.

CAL. NO. 93-28-BZ—Application, February 1, 1928, under sections 7b and 21 of the building zone resolution, of Robert Gottlieb, applicant, on behalf of Adolph Weg, owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3880-3886 Park avenue, east side of Park avenue, 109.72 ft. south of East 172nd street, The Bronx.

CAL. NO. 116-28-BZ—Application, February 7, 1928, under sections 7g and 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Clifbert Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 865-867 Ralph avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

JULY 3, 1928, 2 P. M.

Petitions for Variations.

- 28-28-S—515 West 29th street, Manhattan.
- 111-28-S—23-25 Lafayette street (sixth story, west), Brooklyn.
- 152-28-S—1384-1388 Broadway, Manhattan.
- 1223-27-S—199 Sackett street and 192-196 Degraw street, Brooklyn.
- 1233-27-S—25 West 35th street, Manhattan.
- 1346-27-S—25-27 West 56th street and 24-26 West 57th street, Manhattan.
- 110-28-S—53-63 Park Row, Manhattan.
- 115-28-S—302 Prospect Park West, Brooklyn.
- 123-28-S—52 West 22nd street, Manhattan.
- 158-28-S—113-121 West 20th street, Manhattan.
- 169-28-S—2328 Broadway, Manhattan.
- 171-28-S—12-14 West 32nd street, Manhattan.
- 173-28-S—114-116 East 25th street, Manhattan.
- 191-28-S—240 East 28th street, Manhattan.
- 192-28-S—338 East 31st street, Manhattan.

CALL OF CLERK'S CALENDAR
TUESDAY, JULY 10, 1928, AT 2 P. M.

Building Zone Cases.

- 1350-27-BZ.
- APPLICANT—Frederick J. Flynn, for Infried Realty, Inc., owner.
- PREMISES—2100-2110 Jerome avenue, east side, 225.51 ft. south of East 181st street, The Bronx.

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APPLICATION, under sections 7e and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

45-28-BZ.

APPLICANT—John J. Dunnigan, for Marles Realty Corp., owner.

PREMISES—2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

100-28-BZ.

APPLICANT—John J. Dunnigan, for Louis Kraft, owner.

PREMISES—2138 Westchester avenue, south side, 347.20 ft. west of Castle Hill avenue, The Bronx.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

114-28-BZ.

APPLICANT—Byrnes & Buckley, for Louis Tafano, owner.

PREMISES—109-07-109-17 101st avenue (4453-4459 Jerome avenue), Richmond Hill, Borough of Queens.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

127-28-BZ.

APPLICANT—Bator Realty Corp., owner.

PREMISES—West side of Webster avenue, 151.34 ft. north of East Mosholu Parkway North, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

162-28-BZ.

APPLICANT—Gronenberg & Leuchtag, for Frank Volz, owner.

PREMISES—4446-4448 Broadway, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

186-28-BZ.

APPLICANT—Samuel Rosenblum, for George Ehret Realty Corp., owner.

PREMISES—2165 Amsterdam avenue and 462-470 West 167th street, southeast corner, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

200-28-BZ.

APPLICANT—Liebler Brothers, owners.

PREMISES—218-224 West 230th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1144-27-BZ.

APPLICANT—Marben Realty Corp., owner.

PREMISES—Southeast corner of Cedar avenue and West 179th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

1215-27-BZ.

APPLICANT—Alfred J. Boulton, substituted for Jacob Lubroth, Inc., for Roseth Realty Co., owner.

PREMISES—342-352 Coney Island avenue, Brooklyn.

APPLICATION, under section 7g of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously dismissed for lack of prosecution).

265-28-BZ.

APPLICANT—William F. Doyle, for Flostrand Realities, Inc., owner.

PREMISES—West side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

329-28-BZ.

APPLICANT—William F. Doyle, for Golran Realty Corp., owner.

PREMISES—Northwest corner of Van Cortlandt avenue and Bailey avenue (Orloff avenue), The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a tenement house with stores on the first story.

330-28-BZ.

APPLICANT—William F. Doyle, for Golran Realty Corp., owner.

PREMISES—Northwest corner of Sedgwick avenue and Van Cortlandt avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a tenement house with stores on the first story.

JULY 10, 1928, 10 A. M.

Appeals from Administrative Orders.

1277-27-A—132-136 Academy street, Long Island City, Borough of Queens.

1318-27-A—2-30 Lorraine street, Brooklyn.

1349-27-A—2040-2052 Broadway, Manhattan.

119-28-A—664-666 Bushwick avenue, west side, 5 ft. 7 in. south of Myrtle avenue, Brooklyn.

142-28-A—36-42 West 47th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of stand-

CALENDAR

ards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 10, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1298-27-BZ—Application, December 14, 1927, under sections 7b and 21 of the building zone resolution, of W. D. J. McCarthy, applicant, on behalf of Charles H. Hallock, owner, to permit the extension, from an unrestricted district into a business district, of a proposed building to be used as a gasoline service station and as a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Roosevelt avenue (Greenpoint avenue) and 51st street (Stone street), Woodside, Borough of Queens.

CAL. NO. 88-28-BZ—Application, January 31, 1928, under sections 7g and 21 of the building zone resolution, of William F. Regan, applicant, substituted for Thomas B. Connelly, on behalf of Alex Tyszlowski, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Sutphin boulevard and Brinkerhoff avenue, Jamaica, Borough of Queens.

CAL. NO. 1014-27-BZ—Application, September 16, 1927, under section 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Rachel Salit and Pepie Kornreich, owners, to permit in a business district the erection and maintenance

of a gasoline service station (previously dismissed for lack of prosecution); premises 61-65 Quentin road and 176-188 Kings Highway, southwest corner of West 11th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

JULY 10, 1928, 2 P. M.

Petitions for Variations.

1276-27-S—132-136 Academy street, Long Island City, Borough of Queens.

163-28-S—259-273 Tenth avenue and 502 West 26th street, Manhattan.

193-28-S—815 East 136th street, The Bronx.

376-28-S—38-40 West 15th street, Manhattan.

388-28-S—562 Fifth avenue and 1 West 46th street, northwest corner, Manhattan.

Appliances Submitted for Approval.

60-28-SA—Tuthill Model "B" Fuel Oil Pump, approval of.

187-28-SA—Faraday Model Single Stroke Solenoid 110 Volt D.C. Fire Alarm Gong, approval of.

188-28-SA—Faraday Waterflo Alarm Panel, approval of.

JULY 17, 1928, 10 A. M.

Appeals from Administrative Orders.

151-28-A—2-10 South 2nd street, south side, 179.05 ft. west of Kent avenue, Brooklyn.

161-28-A—43-43 Vernon boulevard, Long Island City, Borough of Queens.

210-28-A—668 Eighth avenue, Manhattan.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 19, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held Tuesday morning, June 12, 1928, and the minutes of the regular meeting of the board held Tuesday afternoon, June 12, 1928, were approved as printed in the Bulletin, No. 25, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

81-28-A.

APPELLANT—Samuel Rosenblum, for Jennie Greenfield, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—188 Bowery and 2-4 Spring street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

5

Negative

0

Absent

0

59-28-A.

APPELLANT—W. R. Evans, for Carbondale New York Company, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—175 Christopher street, Manhattan.

APPEARANCES—

For Appellant: W. R. Evans.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative

0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon

5

Absent

0

THE RESOLUTION—

(59-28-A)

WHEREAS, W. R. Evans, for Carbondale New York Co., Inc., owner, filed, January 20, 1928, an appeal from an order of the fire commissioner, affecting premises 175 Christopher street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 14, 1927 (Order No. 40556-LC), reads:

"You are hereby notified that an inspection of premises 175 Christopher Street, Manhattan, used as a non-

MINUTES

storage garage, shows that the following must be done before permit requested by you can be issued:

"1. Protect the ceiling construction by a covering of approved fire retarding material as prescribed by the Rules of the Board of Standards and Appeals.

"2. Separate boiler from remainder of building by unpierced wall of solid masonry at least 8 inches in thickness. Entrance to boiler room to be from exterior of building only. Chapter 10, Section 159-1, Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, two stories (35 ft. 6 in.) in height, 44 ft. by 94 ft. in area; OCCUPIED by one concern for the manufacture and storage of ice and refrigerating machinery: cellar, boiler room and storage, 2 persons; 1st story, receiving and shipping, 8 persons; 2nd story, shop and offices, 12 persons; and

WHEREAS, appellant contends, as to Item 1, that the floor above the cellar is constructed fireproof of concrete arches and 10-inch I beams with flanges protected with concrete on wire mesh, and, as to Item 2, proposes to provide an 8-inch brick wall with fireproof door at the opening therein, forming an enclosure around the boiler and proposes to provide also an opening in the easterly wall of the cellar; stock room provided with a fireproof door leading into adjoining stock room which has stair to first story.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

67-28-A.

APPELLANT—James W. Byrnes, for Watermeade Realty Corp., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—23-33 Meadow street, Brooklyn.

APPEARANCES—

For Appellant: James W. Byrnes.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

5

Negative

0

Absent

0

THE RESOLUTION—

(67-28-A)

WHEREAS, James W. Byrnes, for Watermeade Realty Corp., Inc., owner, filed, January 25, 1928, an appeal from an order of the fire commissioner, affecting premises 23-33 Meadow street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 27, 1927, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building is non-fireproof, two stories (32 ft. 6 in.) in height, 150 ft. by 100 ft. (15,000 sq. ft.) in area; OCCUPIED: 1st story, garage for four commercial type automobiles and also shipping and storage of paper boxes, 5 persons; 2nd story, manufacture of paper boxes, 52 persons; and

WHEREAS, appellant contends that the building is equipped with a sprinkler system fed from the 8-inch city main in Meadow street, which is fed two ways and has a pressure of 45 pounds; that the structure is low in height, accessible at the rear by means of an open area leading to Bogart

street and that the garage is separated from the remainder of the building by 8-inch walls with the openings therein protected with fire doors and that the ceiling of the garage is covered with ½-inch plaster boards and 26 gauge metal.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted on condition that the building shall be not increased in height or area; that the premises shall be equipped throughout with an approved sprinkler system, and only so long as the occupancy and use remain substantially unchanged, in single tenancy and operation, and that all necessary permits required by the fire department shall be obtained and the certificate of occupancy of the superintendent of buildings be filed in the fire department.

43-28-A.

APPELLANT—George A. Boehm, for Botan Realty Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—132-136 Greene street, Manhattan.

APPEARANCES—

For Appellant: Clarence J. McManus and George A. Boehm.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon

5

Negative

0

Absent

0

THE RESOLUTION—

(43-28-A)

WHEREAS, George A. Boehm, for Botan Realty Co., Inc., owner, filed, January 17, 1928, an appeal from an order of the fire commissioner, affecting premises 132-136 Greene street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 28, 1927 (Order No. 83979-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, six stories (91 ft. 6 in.) in height, 75 ft. by 95 ft. in area at first story and 75 ft. by 85 ft. in area above; OCCUPIED: cellar, storage and manufacture of paper boxes, 3 persons; 1st story, manufacture of paper boxes, 32 persons; 2nd story, vacant, normal occupancy 10 persons; 3rd story, manufacture of loud speakers, 16 persons; 4th story, manufacture of sample cards, 32 persons; 5th story, manufacture of hat and die blocks, 15 persons; 6th story, manufacture of celluloid articles, 17 persons; and

WHEREAS, the appellant claims that the building is equipped with an adequate sprinkler system; that the building is divided by a fire wall into two sections, the larger section is not more than 3,622 sq. ft. in area; that the height of the building is only 6 ft. 6 in. above the height in which standpipes are not required; furthermore, the appellant contends that the building is equipped with two 3-inch standpipe lines which, under section 581, subdivision 1(a) of the building code must be accepted by the fire commissioner as sufficient.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted on condition that the existing substandard standpipe equipment shall be discontinued and that the existing 4-inch siamese connection thereto shall be removed and

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capped; that all legal exits as required by the labor law shall be provided and maintained; that the building shall be not increased in height or area; that the building shall be equipped throughout with an approved wet sprinkler system, so long as conditions as to occupancy and use remain substantially unchanged.

449-28-A.

APPELLANT—McKim, Mead & White, for Bellevue and Allied Hospitals, owner.

SUBJECT—Appeal from decision of the fire commissioner. PREMISES AFFECTED—East 26th street, to East 29th street, from First avenue to East River, Manhattan.

APPEARANCES—

For Appellant: E. P. Rubillo, George Harvey, Frederick G. Lemke, supervising engineer.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(449-28-A)

WHEREAS, McKim, Mead & White, for Bellevue and Allied Hospitals, owner, filed, May 16, 1928, an appeal from a decision of the fire commissioner affecting premises bounded by 26th to 29th streets, First avenue to East River, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated December 15, 1927 (Applic. No. 2285-26), reads:

"1. Garage for more than five cars may not be permitted within 200' radius or on same street between same intersecting streets of a hospital.

"3. Garage building cannot be used for dormitory or dwelling purposes.

"8. Show protection of stairway and ramp so that the two connecting floors are completely separated.

"17. Oil separator pit may not be located in repair shop."

and

WHEREAS, the premises consist of a large plot, 712 ft. 6 in. by 714 ft. 7¾ in., with a number of buildings; OCCUPIED and known as Bellevue Hospital; it is proposed to erect a two-story fireproof garage, 120 ft. 8 in. by 54 ft. in area, located on the premises along the north side of 26th street, 168 ft. 9½ in. east of First avenue; and

WHEREAS, the appellant claims, as to Item 1, that the garage is for the storage of ambulances in connection with the hospital; that it is an indispensable accessory and, therefore, is not a violation of the zone resolution; as to Item 3, that the dormitory is provided only for the chauffeurs, for emergency calls; as to Item 8, that the floors are designed so the supervisor on the ground floor has full supervision of all cars passing up the ramp to second story, also that this construction has been approved by the superintendent of buildings; as to Item 17, that the separator pit is protected by a substantial metal cover and is located in a remote place; furthermore, that there is no specific law prohibiting a separator pit in a machine shop; and

WHEREAS, the use, occupancy and operation of the garage is a necessary adjunct and indispensable in the conduct of this plant, the Bellevue Hospital of The City of New York.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted for a non-storage garage limited in the occupancy of motor vehicles to operate in the City of New York under the jurisdiction and for the operation exclusively of the Bellevue and Allied Hospitals plant at this site on condition that the building shall be erected fireproof and shall be under the constant surveillance and supervision of day and night

patrol, and that this structure shall be equipped with an approved standpipe system and an approved electric fire alarm system; all permits required to be procured before occupancy.

BUILDING ZONE CASES.

1015-27-BZ.

APPLICANT—John J. Dunnigan, for Estate of McEvers Bayard Brown, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7(e) and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: Meyer Kaplan.

ACTION OF BOARD—Laid over to June 26, 1928, at 2 p. m., on request of applicant.

1283-27-BZ.

APPLICANT—Robert W. Maloney, for Edlar Realty Corporation, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

APPEARANCES—

For Applicant: Edward F. Maloney.

For Opposition: Albert Weiss.

ACTION OF BOARD—Laid over to June 26, 1928, at 2 p. m., on request of applicant.

1298-27-BZ.

APPLICANT—W. D. J. McCarthy, for Charles H. Hallock, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7b and 21 of the building zone resolution, to permit the extension from an unrestricted district into a business district of a proposed building to be used as a gasoline service station and as a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southeast corner of Roosevelt avenue (Greenpoint avenue) and 51st street (Stone street), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: W. D. J. McCarthy.

For Opposition: Charles Segal.

ACTION OF BOARD—Laid over to July 10, 1928, at 10 a. m., on request of applicant.

1305-25-BZ.

APPLICANT—Harry Landy, for Love Lane Garage Corp., owner.

SUBJECT—Application for reopening—restoration to calendar, having been previously withdrawn—re application (decision of superintendent of buildings) under sections 7-e and 21 of the building zone resolution, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—46-50 Love lane, northwest corner of College place, Brooklyn.

APPEARANCES—

For Applicant: Jacob Langfer.

For Opposition: John H. Donlan, C. G. Bernheimer and Mary E. Donohue.

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ACTION OF BOARD—Laid over to June 26, 1928, at 2 p. m., on request of opposition.

1320-27-BZ.

APPLICANT—Kleinert & Klie, for Julia A. Flanagan, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—665-675 73rd street, north side of 73rd street, 103 feet 8 inches west of Seventh avenue, Brooklyn.

APPEARANCES—

For Applicant: Edwin Waldorf Kleinert.

For Opposition: Thomas H. Low and John J. Borchardt.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon.... 4

Absent 0

THE RESOLUTION—

(1320-27-BZ)

WHEREAS, Kleinert & Klie, for Julia A. Flanagan, owner, filed, December 21, 1927, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 665-675 73rd street, north side, 103 ft. 8 in. west of Seventh avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 19, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 73rd street is in a residence district, Seventh avenue is in a residence district and 72nd street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 9, 1928 (on amendment to Applic. 21747-27), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"The erection of a public garage for more than five motor vehicles in a residential district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories and basement in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

53-28-BZ.

APPLICANT—McCooley & Conroy, for Eleanor J. Garrett, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—8708-8712 18th avenue, northwest corner of Rutherford place, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: David G. Pastol.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

Absent: Chief Kenlon.....

THE RESOLUTION—

(53-28-BZ)

WHEREAS, McCooley & Conroy, for Eleanor J. Garrett, owner, filed, January 19, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station premises 8708-8712 18th avenue, northwest corner of Rutherford place, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 19, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 18th avenue, west side, is in a business district; 18th avenue, east side, south of Benson avenue, is in a business district; 18th avenue, east side, north of Benson avenue, is in an unrestricted district and Rutherford place, west of a point 100 ft. west of 18th avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 4, 1928 (re App. 24126-27), reads:

"Proposition contrary to the Zone Resolution. Art. II, Sec. 4,a,46.

"The installation of a gasoline service station in a business district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 50 ft. on 18th avenue and 96 ft. 8 in. on Rutherford place; it is proposed to demolish the existing frame structure now on the site and to erect thereon a small one-story office, 12 ft. by 12 ft. in area, and to install three 550-gallon gasoline storage tanks and the necessary pump for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

925-27-BZ.

APPLICANT—John J. Dunnigan, for Towruss Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2100 Webster avenue and 401-409 East 180th street, Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon

Absent

THE RESOLUTION—

(925-27-BZ)

WHEREAS, John J. Dunnigan, for Towruss Realty Corp., owner, filed, August 17, 1927, an application, under the building zone resolution, to permit in a business district the alteration and change of occupancy to a gasoline service station of part of an existing building occupied as a garage

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the storage of more than five (5) motor vehicles; premises 2100 Webster avenue and 401-409 East 180th street, northeast corner, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application the board of standards and appeals, at its regular meeting, June 19, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Webster avenue is in a business district and Park avenue is in an unrestricted district;

WHEREAS, the decision of the superintendent of buildings, rendered August 12, 1927 (re Alt. No. 544-27), reads:

"1. Proposed alteration of existing garage in business district to be used partly for gasoline selling station is contrary to provisions of Building Zone Resolution."

WHEREAS, the existing building is non-fireproof, one story height and 103.6 ft. by 103.22 ft. in area; occupied as a public garage; it is proposed to remove a portion of the rear walls at the southeast portion of the building and occupy such space (about 35 ft. by 34 ft. 6 in. in area) as a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and hereby is denied.

07-28-BZ.

APPLICANT—John J. Hefferman, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—329 Washington avenue, northeast corner of Harbor road, Mariner's Harbor, Richmond.

APPEARANCES—

For Applicant: S. W. Landon.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(207-28-BZ)

WHEREAS, Hulbert & Heermance, for John J. Hefferman, owner, filed, March 7, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 329 Washington avenue, northeast corner of Harbor road, Mariner's Harbor, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 19, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Washington avenue is in a business and unrestricted district, Harbor road is in a business district and Summerfield place is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 31, 1928, reads:

"Application New Building No. 156 of 1928 for a gasoline selling station at the above premises is hereby disapproved, being contrary to the Zone Resolution. The premises are located in a business zone."

and

WHEREAS, it is proposed to erect an office, bury three 550-gallon tanks and erect six pumps for the purpose of

conducting a gasoline service station within a business district; and

WHEREAS, the applicant has predicated his application under the principle of section 7, subdivision g, of the rules of exception, which requires 80 per cent consents of owners within the area affected, having filed 87.6 per cent consents; and

WHEREAS, the applicant has sustained his appeal under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be erected on the side and rear property lines a wall of approved masonry not less than 8 ft. in height, lined on the interior with light-colored face brick or enameled brick, coped with terra cotta or natural stone coping; that there shall be installed along the building line of the property on both streets a concrete curbing not less than 12 in. in height, except at the driveways, which shall be not more than 10 ft. in width; that the operation of the gasoline service business shall be confined within the property itself; that the pumps shall be arranged and installed for use only within the property lines; that any building erected on the premises shall be limited to a one-story structure finished with face brick, the roof to be of hip or gable type, finished with variegated slate or vitrified Spanish tile; that any advertising display shall be limited to the illuminated lamps of the pumps and a flat wall sign on the structure, indicating the name and use of the premises; that there shall be no portable gasoline tanks operated outside the building line; that all permits required shall be obtained within six months and any work involved completed within one year from the date of this action.

46-28-BZ.

APPLICANT—John J. Dunnigan, for John C. Bahrenburg, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 7e of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, and, also, the omission of the rear yard at the second story as required by the building zone resolution.

PREMISES AFFECTED—West side of Bainbridge avenue, 295.31 ft. north of East 213th street, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: Charles H. Bellows and William R. Altman.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Chief	
Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(46-28-BZ)

WHEREAS, John J. Dunnigan, for John Bahrenburg, owner, filed, January 18, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles and also the omission of the rear yard at the second story as required by the building zone resolution; premises west side of Bainbridge avenue, 295.31 ft. north of East 213th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 19, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that Bainbridge avenue, west side, is

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in a business use district; Bainbridge avenue, east side, is in a residence use district; Jerome avenue, east side, is in a business use district; Jerome avenue, west side, is in a residence use district, and East 213th street is in a business use district, and the premises is in a "C" area district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 29, 1927 (re App. N. B. 2762-27), reads:

"1. Erection of public garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.

"2. Rear yard on second story must be provided as required by Building Zone Resolution."

and

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 150 ft. and a depth of 100 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board granted a variation of the zoning resolution brought under section 7, subdivision e, in a former case on property abutting this site on the same street front in this block.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed in height a two-story structure above grade; that there shall be no cellar other than that required for the accommodation of the heating apparatus, approximately 20 sq. ft. at the front of the building on Bainbridge avenue; that the building shall be constructed fireproof throughout with a rear yard at level of second story of not less than 10 ft. in depth for the entire width of the premises; that the space forming the rear yard at second story level shall be glazed throughout with wire glass in metal frames; that an automatic louver ventilator shall be installed along the entire width of building fixed to the rear wall at the second story level; that there shall be no signs displayed on front of building other than one projecting electric sign, indicating the name and title of the garage; that the gable walls shall be unpierced throughout their entire height and length; that any skylights installed in the roof of the second story shall be glazed with plain glass, protected with wire guards above and below; that any gasoline storage equipment installed shall be located at the southerly end of the premises on the street front; that the front elevation shall be finished with light-colored face brick, with two-toned brick trim on all openings or architectural terra cotta or natural stone trim; that the coping of front wall shall be not less than 16 in. in girth; that the start of any ramp runway shall be set back from the street front not less than 10 ft.; that all permits required shall be obtained within nine months and all work involved completed within eighteen months from the date of this action; that the architect shall make a return of the drawings in accordance with the foregoing stipulations before the submission of same to the superintendent of buildings for acceptance.

CASES DISMISSED.

Appeals from Administrative Orders.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(1122-27-A)

Filed October 19, 1927—Premises 203-213 Fulton street, Borough of Brooklyn. Appeal for revocation of permit issued by superintendent of buildings. Appellant: Alfred J. Giordano. Dismissed for lack of prosecution.

(1273-27-A)

Filed December 5, 1927—Premises 911-921 Liberty avenue, Borough of Brooklyn. Appeal from decision of superintendent of buildings. Appellant: Talmud Torah Atereth Israel of Cypress Hills. Dismissed for lack of prosecution.

(1302-27-A)

Filed December 16, 1927—Premises 37 West 10th street, Borough of Manhattan. Appeal from decision of fire commissioner. Appellant: Cornell Utilities Co., Inc. Dismissed for lack of prosecution.

(1335-27-A)

Filed December 23, 1927—Premises 163 Bowery, Borough of Manhattan. Appeal from order of fire commissioner. Appellant: United Real Estate Owners Association. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

WHEREAS, the foregoing appellants have filed appeals with the board of standards and appeals from orders and decisions of administrative officials affecting the premises in question; and

WHEREAS, the appellants have failed to complete their papers, though duly notified to do so.

Resolved, that the foregoing appeals be and they hereby are *dismissed* for lack of prosecution.

Under the Building Zone Resolution.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(1175-27-BZ)

Filed November 2, 1927—Premises 110 Park avenue, Port Richmond, Borough of Richmond. Decision of superintendent of buildings. Applicant: Port Richmond Lodge No. 135 Loyal Order of Moose. Dismissed for lack of prosecution.

(1357-27-BZ)

Filed December 31, 1927—Premises 4467 Broadway and 700 West 192nd street, Borough of Manhattan. Decision of superintendent of buildings. Applicant: Philip J. Sinnott. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

WHEREAS, the foregoing applicants have filed with the board of standards and appeals applications under the building zone resolution affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

Resolved, that the applications be and they hereby are *dismissed* for lack of prosecution.

AREA FIXED.

(66-28-BZ)

The chairman read a communication from James Kearney,

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requesting the board to fix the area deemed affected and within which to obtain consents to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 205-43 Hollis avenue and 109-42 Cross Island boulevard, Hollis, Borough of Queens.

The following area was approved by the board:

Both sides of Cross Island boulevard from a point 100 ft. south of Hollis avenue to a point 400 ft. north of

premises in question; both sides of Hollis avenue from a point 100 ft. west of 205th (Thomas street) place to a point 400 ft. east of premises in question; also the east side of 205th (Thomas street) place from Hollis avenue to a point 155 ft. north of Hollis avenue.

Adjourned 1:30 p. m.

* WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 19, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

APPEALS FROM ADMINISTRATIVE ORDERS

1202-27-A.

APPELLANT—Fox Film Corporation, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—343-345 West 44th street, Manhattan.

APPEARANCES—

For Appellant: Louis M. Weber.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

1127-27-A.

APPELLANT—Alan M. E. Johnstone, for Happiness Candy Stores, Inc., lessee.

SUBJECT—Application for reopening—correction of resolution—re appeal from order of the fire commissioner.

PREMISES AFFECTED—135 West 42nd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read communication; appeal reopened and resolution corrected.

THE VOTE TO REOPEN AND CORRECT RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(1127-27-A)

WHEREAS, Alan M. E. Johnstone, for Acker, Merrill & Condit, owner, filed, October 20, 1927, an appeal from an order of the fire commissioner, affecting premises 135 West 42nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 3, 1927 (Order No. 29859-LC), reads:

"Inspection of your premises shows you are storing and using liquefied chlorine contrary to the provisions of Section 214-A, Chapter 10, Code of Ordinances. The building is within 50 feet of the Henry Miller Theatre and has no sprinkler system. The chlorine is not in a fireproof room on the ground floor.

"You are therefore, hereby, ordered to

"1. Remove all liquefied chlorine from the premises."

and

WHEREAS, the building is non-fireproof, four stories in height, 60 ft. by 94 ft. 5 in. in area at first story; OCCUPIED: cellar, storage; 1st story, stores, 14 persons; 2nd story, offices, 10 persons; 3rd story, offices, 9 persons; 4th story, offices, 5 persons; and

WHEREAS, the appellant claims that not more than ten pounds of chlorine is maintained on the second story of the premises at any time; that the chlorine gas is used in minute quantities for the treatment of diseases; that the chlorine cylinders are maintained in a metal container filled with water; furthermore, the appellant contends that the chlorine equipment is safely installed so as to reduce all hazard; and

WHEREAS, this appeal was granted by the board at its meeting, March 13, 1928, but a typographical error was made as to the fourth story, the second story being the story in question, and the board corrected this error.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that there shall be but one five-pound cylinder of liquefied chlorine maintained on these premises at any one time, located on the second story, as indicated in plans filed with the appeal, for use in medical practice under the supervision and direction of properly licensed medical doctors; that the five-pound cylinder of liquefied chlorine shall be maintained immersed in water in a metal drum of not less than 55 gallons capacity, and that a metal duct ventilator shall be provided from the room in which the cylinder is maintained to the outer air, equipped with a mechanical blower.

BUILDING ZONE CASES

44-28-BZ.

APPLICANT—William F. Doyle, for Adamo Ottavino, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3601-3607 Snyder avenue, northeast corner of Brooklyn avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

958-27-BZ.

APPLICANT—Henry J. Nurick, for Elias Burak, owner.

SUBJECT—Application for reopening—modification—re application (decision of superintendent of buildings) under sections 7-e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also a gasoline service station.

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PREMISES AFFECTED—509 Leonard street and 285-295 Driggs avenue, southwest corner, Brooklyn.

APPEARANCES—

For Applicant: Martin Silverstein.

For Opposition: None.

ACTION OF BOARD—Application to reopen denied.

THE VOTE TO REOPEN—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Absent	0

397-28-BZ.

APPLICANT—Mary E. Keller, owner.

SUBJECT—Application—request for preferential hearing (re decisions of the fire commissioner and superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2684-2692 Coney Island avenue, northwest corner of Desmond court, Brooklyn.

APPEARANCES—

For Applicant: Edward Bergen.

ACTION OF BOARD—Application for early hearing denied.

THE VOTE TO GRANT EARLY HEARING—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Absent	0

244-28-BZ.

APPLICANT—William R. Bayes, for Gravesend Realty Corp., owner.

SUBJECT—Request for preferential hearing—application (re decision of the superintendent of buildings) under section 7(c) and 21 of the building zone resolution to permit in a residence district extending from a business district, the erection and maintenance of a business building.

PREMISES AFFECTED—1602-1604 Kings highway, southeast corner of East 16th street, Brooklyn.

APPEARANCES—

For Applicant: William R. Bayes and Charles L. Calhoun.

ACTION OF BOARD—Application for early hearing denied.

THE VOTE TO GRANT EARLY HEARING—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Absent	0

514-28-BZ.

APPLICANT—Joel D. Marder, for Western Union Telegraph Co., Inc., owner.

SUBJECT—Application—request for preferential hearing (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a two-times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

PREMISES AFFECTED—56-70 Hudson street, 150-166 West Broadway, 79-97 Thomas street, 2-24 Worth street, Manhattan.

APPEARANCES—

For Applicant: Joel D. Marder.

ACTION OF BOARD—Application for early hearing denied.

THE VOTE TO GRANT EARLY HEARING—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Absent	0

330-28-BZ.

APPLICANT—William F. Doyle, for Golran Realty Corp., owner.

SUBJECT—Request for preferential hearing—application (re decision of the tenement house commissioner) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a tenement house with stores on the first floor.

PREMISES AFFECTED—Northwest corner of Sedgwick avenue and Van Cortlandt avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

ACTION OF BOARD—Chairman read report of committee of inspection. Report of committee adopted. Request for early hearing granted and application set for calendar call July 10, 1928, at 2 p. m.

THE VOTE TO ADOPT REPORT AND TO GRANT EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

329-28-BZ.

APPLICANT—William F. Doyle, for Golran Realty Corp., owner.

SUBJECT—Request for preferential hearing—application (re decision of the tenement house commissioner) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a tenement house with stores on the first story.

PREMISES AFFECTED—Northwest corner of Van Cortlandt avenue and Bailey avenue (Orloff avenue), The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

ACTION OF BOARD—Chairman read report of committee of inspection; report of committee adopted. Request for early hearing granted and application set for calendar call July 10, 1928, at 2 p. m.

THE VOTE TO ADOPT REPORT AND TO GRANT EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

1215-27-BZ.

APPLICANT—Alfred J. Boulton, substituted for Jacob Lubroth, Inc., for Roseth Realty Co., owner.

SUBJECT—Application for reopening—restoration to calendar, having been previously dismissed for lack of prosecution—re application (decision of superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—340-352 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: Alfred J. Boulton.

MINUTES

ACTION OF BOARD—Application reopened and set for calendar call July 10, 1928, at 2 p. m.
THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

1144-27-BZ.

APPLICANT—Marben Realty Corp., owner.
SUBJECT—Application for reopening—reconsideration, having been previously denied—re application (decision of the superintendent of buildings) under section 21 of the building zone resolution to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southeast corner Cedar avenue and West 179th street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

ACTION OF BOARD—Chairman read report of committee of inspection; report of committee adopted. Application reopened and set for calendar call July 10, 1928, at 2 p. m.

THE VOTE TO ADOPT REPORT OF COMMITTEE AND REOPEN APPLICATION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

190-27-BZ.

APPLICANT—William F. Doyle, for Nathan Jarashaw, owner.

SUBJECT—Application for reopening—interpretation of resolution—re application (decision of superintendent of buildings) under section 7(c) of the building zone resolution to permit the extension from a business district into a residence district of a proposed business building (stores and dance hall).

PREMISES AFFECTED—1401-1405 Kings highway, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

ACTION OF BOARD—Application reopened and resolution interpreted.

THE VOTE TO REOPEN AND INTERPRET RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(190-27-BZ)

WHEREAS, William F. Doyle, for Nathan Jarashaw, owner, filed, February 23, 1927, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed business building (stores and dance hall); premises 1401-1405 Kings Highway, northeast corner of East 14th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 31, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kings Highway is in a business district, East 14th street is in a residence district and East 15th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 26, 1927 (Applic. No. 1265-27), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"The erection of stores and dance hall extending into a residence district.";

and
WHEREAS, the proposed building is to be of non-fireproof construction, three stories in height, with a frontage of 63 ft. 11½ in. on Kings Highway, 163 ft. 5⅞ in. on East 14th street and irregular in depth; to be occupied as a business building (stores and dance hall); and

WHEREAS, the board considered that applicant established a basis of appeal under sections 7b and 7c of the building zone resolution and that denial of relief would work practical difficulty and unnecessary hardship; and

WHEREAS, under date of May 31, 1927, the board adopted the following resolution:

"Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that no portion of the structure erected in the residence use district shall exceed a height of two stories above grade; that the building as reconstructed may be of 'ordinary' construction, unless required to be fireproof by the code of ordinances; that a public dance hall shall be prohibited on the premises; that no portion of the premises within the residence use area of the plot shall be maintained as a meat store, fish store or delicatessen store; that there shall be no signs or advertising display within the residence use area of the premises on the East 14th street front other than fixed letters on the plate glass show windows of the store fronts; that the elevation throughout the East 14th street front, other than the show window store fronts, shall be finished with face brick and architectural terra cotta or stone trimmings; that all permits required shall be obtained within nine months and the work completed within eighteen months from the date of this action.";

and

WHEREAS, the bureau of buildings has taken the view that dancing was excluded from the premises by the action of the board in its adoption of the resolution, granting a variation for that portion of the structure that extended into the residence use area of 14th street; and

WHEREAS, the applicant asks for an interpretation as to dance privilege as incidental to the conduct of a public restaurant; and

WHEREAS, the restaurant is located wholly within the business use area of the premises and is a conforming use, the board's intention in the adoption of the original resolution was to deny the dance hall use which was sought for the entire second story; and

WHEREAS, the board at no time proposed the inhibition of any legal use within the business use area.

Resolved, that it is the determination of the board that any use incidental and common in practice to the conduct of a restaurant was included within the intent of the original resolution as adopted on May 31, 1927, on condition that no portion of these premises shall be rented out for hire or charge in the conduct of a public dance hall.

APPROVAL OF PLANS

1000-27-BZ.

APPLICANT—Edward L. Kelly, for Patrick B. Noone, owner.

SUBJECT—Application for certification of plans as to compliance with resolution adopted by the board on March 6, 1928.

PREMISES AFFECTED—Northwest corner Woodhaven boulevard and 158th avenue, Aqueduct, Queens.

(Continued on page 707)

RULES

"STANDPIPE"- "FIRELINE" RULES ADOPTED JUNE 27, 1922

AMENDED MAY 18, 1928

[281-22-SR]

Rule 1. PLANS. A preliminary set of paper plans and cross sections, drawn clearly and distinctly, to a scale of $\frac{1}{4}$ -inch or, by permission of the Fire Commissioner, $\frac{1}{8}$ -inch to the foot, for each proposed standpipe (fire line) installation or alteration, shall be submitted to and approved by the Fire Commissioner before the work in connection with the installation is started. Such preliminary plans shall show the size and location of the standpipe (fire line) risers, size and location of siamese and cross-connections, valves, tanks and connections, pumps, hose stations, lengths of hose, etc., and the location of stairways and enclosing partitions in relation to the standpipe risers and hose stations. From these approved preliminary plans, three sets of plans on cloth, in clean and clear detail, shall be filed for final approval by the Fire Commissioner. A certified copy of approved plans shall be forwarded to the Bureau of Buildings by the Bureau of Fire Prevention. Such application and specification forms as may be prescribed by the Fire Commissioner shall accompany preliminary plans. If an automatic sprinkler system is provided throughout the building or in any portion of the building, the plans shall include a note to that effect.

Rule 2. APPROVAL. Before acceptance all standpipe (fire lines) shall be tested, for at least one hour, under a hydrostatic pressure of not less than 300 pounds per square inch at the street siamese, and at each pump supply level, or such additional pressures as may be required to give 100 pounds at the highest hose outlet supplied by such pump, except that when a change is made in a source of supply, or minor changes are made in an existing equipment previously approved, the system shall be tested to a pressure sufficient to give 50 lbs. per sq. in. at the highest story hose outlet. These tests to be made in the presence of a representative of the Fire Prevention Bureau.

No valves, risers, or other material portions of any standpipe (fire lines) equipment shall be covered or permanently concealed until tested and approved, in writing, by the Bureau of Fire Prevention.

When entirely completed in accordance with the approved plans, and as per test herein provided for, application shall be made to the Bureau of Fire Prevention for inspection of the completed installation. When the standpipe equipment is approved, the applicant will be so advised, in writing, by the Bureau of Fire Prevention.

When deemed necessary by the Fire Commissioner, sectional diagrams of the standpipe (fire line) equipment in buildings of large area or height, not more than three in number and printed on cloth in size not less than $8\frac{1}{2}$ x 11 in., shall be filed by the applicant for the use of fire companies in the district in which the premises are located.

Rule 3. STANDPIPE-FIRE LINE CERTIFICATE. The engineer, superintendent or persons in charge of the standpipe-fire line system in all buildings exceeding eighty-five feet in height shall be registered, and submit to an examination in the Fire Department. Upon evidence of fitness to properly operate and maintain the standpipe system he shall be granted a Certificate to that effect. The certificate shall contain the full name and a small photograph of the holder.

Day and night service shall be maintained in all buildings exceeding 250 ft. in height in which there is a fire pump.

Theatre buildings provided with fire pumps shall have at least one certified operator on duty during every performance. Buildings of large areas, industrial plants, amuse-

ment parks, etc., shall have at least one certified operator on duty when deemed necessary by the fire commissioner.

Rule 4. MONTHLY INSPECTION. All valves, hose tools and other auxiliary fire appliances shall be kept in perfect working order, and at least once a month the person holding certificate of fitness shall make a thorough inspection of all the fire appliances to see that they are in perfect working order and ready for immediate use by the Fire Department. Fire pumps shall be tested every 30 days by the person holding the certificate of fitness.

He shall also instruct all employees under his charge in the use and practice of all auxiliary fire appliances. A detailed record of each inspection shall be kept on the premises for examination by a representative of the Fire Department.

All standpipe equipment in buildings exceeding 85 ft. in height shall be subject to a flow test with a pressure of not less than 50 lbs. at the top floor outlet, at least once in every two years, test to be conducted in the presence of a representative of the Fire Department.

Rule 5. APPROVED DEVICES. All devices approved for use in new standpipe fire line equipments shall bear the manufacturer's name and the date of and the number of the approval. Certified copies of the approval, working drawings and photographs of the device approved, shall be submitted to the administrative authority having jurisdiction for preservation as records and reference data.

Rule 6. ELEVATOR IN READINESS. In every building exceeding 150 feet in height at least one passenger elevator and in buildings in course of construction a hoist or elevator shall be kept in readiness for immediate use by the Fire Department during all hours of the night and day, including holidays and Sundays, and a man competent to operate the elevator shall be present at all times.

Rule 7. AREA OF BUILDINGS. For the application of Section 581 of Chapter 5 of the Code of Ordinances the area of a building shall be taken as the area within the exterior walls, or the area between fire walls.

When the fire walls are constructed in accordance with Section 371, Chapter 5 of the Code of Ordinances, and all openings are protected on both sides of fire wall or walls with automatic fireproof self-closing doors, the area within such fire walls or exterior walls and a fire wall, shall be considered a separate building.

Rule 8. HEIGHT. The term "height" as applied to a building or structure, as described in Chapter 5, Code of Ordinances, means the vertical distance measured in a straight line from the curb level, to the highest point of the roof beams in the case of flat roofs, and to the average height of gable in case of roofs having a pitch of more than 20 degrees with a horizontal plane.

Rule 9. STANDPIPE EQUIPMENT shall consist of a system of piping connected to one or more approved sources of water supply and provided with sufficient number of hose outlets and hose located as hereinafter set forth, to make possible the covering of every portion of each floor area with a standpipe hose stream, except that where the 1st story or basement or both are occupied as stores without connection or communication with the entrance hall or stair enclosure to upper stories, the Fire Commissioner may permit the omission of standpipe protection in such stores and, if so omitted, may prescribe such portable protection as he may deem necessary. Cellars, sub-cellars, basements, etc., shall be protected in the same manner as the stories above.

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Every standpipe (fire line) equipment shall be a Standard Wet System, except as hereinafter provided for:

(a) In any building not exceeding 40 feet in height, and 20,000 sq. ft. in area, a four-inch street supply system having one four (4) inch direct connection to a street main fed two ways or having one 4-in. direct connection to each of the two street mains on two street fronts, each main so fed that the shutting off of one main will not interfere with the supply of the other main, may be installed, provided there is a sufficient pressure in the street main or mains to maintain a minimum of twenty-five (25) pounds per square inch static pressure at the highest hose outlet.

Evidence establishing the fact that water main conditions and pressures are as required shall be submitted to the Fire Department.

Rule 10. CLASSIFICATION OF STANDPIPE-FIRE LINE EQUIPMENTS. For the purpose of these rules standpipe equipments shall be classified as:

(a) Standard Wet System in which the pipes are of sizes as specified in Section 581 of the Building Code, and in which the system is at all times filled with water from at least one standard source of supply.

(b) Four-inch street connection system, in which the pipes are of sizes as specified in Section 581 of the Building Code and the system is at all times filled with water from one or more 4-in. diameter direct connections to public water mains in the street.

(c) Automatic dry systems, in which the pipes are of sizes as specified in Section 581 of the Building Code, and are normally dry, the system being connected to a source of water supply controlled by an automatic dry pipe valve as defined elsewhere in these rules.

Rule 11. TANKS ABOVE ROOF. Construction shall be as per Section 428 of the Building Code and tank structure and supports shall be approved by the Superintendent of Buildings. The covers of all unenclosed standpipe tanks shall be conical in shape and protected with a type of roofing approved by the Superintendent of Buildings.

Rule 12. RESERVE FOR STANDPIPE. Gravity roof tanks, except as otherwise required by Rule 83, shall contain not less than 3,500 gallons of water at all times, reserved solely for standpipe fire line purposes.

When a gravity tank is to be used for both standpipe and house supply, the connection for the latter shall be made through the side of the tank above the level of the required standpipe reserve. This type of house and standpipe supply tank is preferred and recommended.

When two gravity tanks are used, one for standpipe fire line service and the other for the house supply, the house supply tank may be so arranged that it can only be filled by an overflow from the tank used for standpipe fire line purposes.

Rule 13. STANDPIPE AND SPRINKLER SUPPLIES. Standpipe and sprinkler supply shall not be taken from one tank unless there is available 5,000 gallons of water for the standpipe system which shall be in excess of the amount of water required for the sprinkler system. Standpipe supply shall be taken from the uppermost portion, and through the side of the tank, or through the bottom, provided that portion of the pipe within the tank is of brass or other non-corroding material.

Rule 14. BUILDINGS IN GROUP UNDER THE SAME OWNERSHIP AND OPERATION:

One gravity tank of at least 5,000 gallons water capacity to supply the largest unit of a group of separate and distinct buildings operating under one ownership, and located at such elevation that the bottom of the tank will be at least 20 feet above the roof of the highest building of the group, will be accepted as an adequate tank supply for the entire standpipe equipment, provided a dead riser is carried down from the bottom of the tank to an underground header system having a Post Indicator control valve for each building

unit, the P. I. valves to be located as the Fire Commissioner may direct.

Rule 15. UNDERGROUND PIPING. All underground piping shall be extra heavy cast iron installed in accordance with the standard specifications of the American Water Works Association: for 4-inch lines Class C requirements shall be used, 6-inch Class D, 8-inch Class E.

Rule 16. ADDITIONAL TANKS. When, in his opinion, the area covered is excessive or the occupancy is such that an unusual fire hazard is introduced, the Fire Commissioner may require additional protection in the nature of additional tank or tanks located remote from any other standpipe tank, or additional water supply in the main gravity tank, or a fire pump and suction tank of size and capacity to be determined by the Fire Commissioner or the Board of Standards and Appeals, or a combination of any of the foregoing supplies.

Rule 17. STANDARD SOURCE OF SUPPLY. Gravity tank located so that the bottom of same will be not less than 20 feet above the roof level and of a capacity as stated elsewhere in these rules and directly connected with the standpipe equipment by pipes of the same diameter as that of the largest riser.

Rule 18. TANK FEED. Tanks shall not be fed through the standpipe fire line, but shall be fed through a separate line at least 2 inches in diameter, discharging into the top of each tank above the overflow level through the side or through the bottom, that portion of the pipe within the tank to be of brass or bronze. An electric or steam pump of sufficient capacity to deliver at least 65 gallons of water per minute at the tank shall be provided, or if the pressure in the service line is sufficient and the plumbing is such that a minimum of 65 gallons of water per minute may be delivered to the tank, connection to the house water service main in the basement, cellar or lowest story may be used instead of pump.

The sprinkler and standpipe tanks may be fed from a common source of supply, either a pump or a direct service main connection, when a ball (float) valve is provided for each tank. Floats shall be of copper.

Rule 19. OVERFLOW. An overflow of diameter at least as large as that of the fill line shall be provided for each roof standpipe tank. The overflow line from all intermediate tanks shall be at least 6 inches in diameter. It may be run through the bottom of the tank, provided it is of brass or bronze and has no joint inside of the tank, otherwise it must be brought through the side of the tank, 3 inches below the top (of sides). Overflows shall terminate in a 90 degree elbow not more than 24 inches above the roof.

Rule 20. EMERGENCY DRAIN. There shall be provided for each tank an emergency drain not less than 4 inches in diameter connected directly to the bottom of the tank or to the standpipe supply line above the tank check, and terminating not less than 30 inches nor more than 4 feet above the roof in a horizontal run. Emergency drain shall be provided with a 4-inch O. S. & Y. gate valve located in a readily accessible position not more than 4 feet above the roof.

Rule 21. ELEVATION OF TANK. The bottom of each gravity tank used for standpipe fire line supply shall be at least 20 feet above the level of the roof. When the area of a pent house exceeds 50% of the roof area or when it exceeds an area of 2,500 sq. ft., the bottom of the tank shall be required to be not less than 20 ft. above the level of the pent house roof. In existing standpipe equipment the bottom of the gravity standpipe tank shall not be required to be more than 20 feet above the outlet in the highest story.

Rule 22. PYRAMID OR TOWER ROOFS. Where the roof of the building is designed so as to finish in a

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pyramid or tower form, the gravity tank shall be elevated as high as practicable, within the pyramid or tower. Provided, however, that in all cases, the gravity tank is not less than twenty (20) feet above the hose outlet in any room or space occupied other than for tank houses, elevator machinery or machine shop for repairing elevator machinery. Fire appliances, as may be required by the Fire Commissioner, shall be provided in such tank houses, elevator machine rooms, etc.

Rule 23. ACCESS TO TANK. Access to the top of each standpipe tank shall be provided by means of an iron gooseneck ladder of substantial construction and rigidly braced. Access to the tanks on theatre building shall be from the stage level to the roof by means of double-rung ladders set at an angle of not more than 70°, with intermediate landings every 12 ft. or less.

Rule 24. HIGH AND LOW WATER ALARM. Every gravity tank hereafter installed for standpipe fire line purposes shall be equipped with an electric closed circuit high and low alarm as provided under Rule 88, in order that it may be determined at any time whether or not the required standpipe reserve is in the tank, except when the house supply is taken from the tank, or where the house supply tank can only be filled from an overflow of the standpipe fire line reserve tank, a high and low alarm need not be provided when an automatic tank filling pump is installed.

Rule 25. CHECK VALVE. There shall be provided in a horizontal run of pipe in the top story stair enclosure or in a heated enclosure on the main roof, in the line connecting the standpipe tank with the standpipe riser, an approved type swing check valve opening downstream toward riser, except that where a siamese connection has been omitted, under these rules, no check valve shall be required. An O. S. & Y. gate valve shall be provided on each side of the check valve and shall be sealed open in an approved manner.

Rule 26. HEATING OF TANKS. All tanks used for standpipe supply purposes shall be heated by means of steam supplied through a brass coil with brass fittings and of a type and radiating surface as prescribed by the Board of Standards and Appeals. The heater shall be fed through a 1¼-inch steam line with a 1-inch return, separately trapped. The water in the tank shall be maintained at a temperature above 40° F.

Tanks in hotels, hospitals, institutes or similar buildings using the tank supply seven days a week supplying both standpipe and house service lines shall not require heating. If in an adequately heated enclosure, interior heating of tanks shall not be required.

Rule 27. LOWEST SUCTION TANKS. Tanks shall have at least 10,000 gallon effective water capacity as specified in Schedule A, reserved for the lowest fire pump use exclusively and shall be constructed of steel or reinforced concrete, located below the grade, or lowest story, if there is no cellar under the building. The Fire Commissioner may permit suction tanks to be located in a separate enclosure or building provided they are accessible and when, in his judgment, such location will be more practicable. House supply tanks may be connected to the fire pump suction line, provided an O. S. & Y. gate valve, sealed closed, shall be provided on such house supply lines.

Rule 28. LOWEST TANK SUPPLY. The lowest suction tanks shall be fed by a connection at least 4 inches in diameter taken directly and independently from the public street main. The supply shall be not less than 750 gallons a minute, and shall enter the suction tank above the top or through the side near the top of the tank and shall be controlled by suitable bronze ball cock and copper float.

Rule 29. SUPPORT FOR TANKS. Tanks of more than 500 gallons capacity hereafter placed in or on any building shall be supported on masonry, reinforced concrete or steel construction of sufficient strength and carried to a proper foundation as provided for in section 428, Chapter 5 of the Code of Ordinances.

Rule 30. INTERMEDIATE TANKS. The location of intermediate tanks hereafter installed shall be determined

and directed by the Fire Commissioner and as prescribed in Schedule A. Each such tank shall have at least 5,000 gallons of water reserved exclusively for fire line and pump purposes. The bottom of each tank shall be at least 20 feet above the highest outlet supplied therefrom. The method of water supply to tanks, the overflow, the high and low water alarm, the emergency drain, etc., shall be as prescribed for tanks above the roof except that the overflow and emergency drain shall be connected to the drainage system of the building or discharge on intermediate levels.

The connection of the tank to the system shall be as hereinafter set forth:

Piping of the same diameter as the riser shall connect the tank with the riser of the portion of equipment supplied from that tank and in this connecting line in a horizontal run there shall be placed an approved swing check valve opening downward, and two O. S. & Y. gate valves, one at each side of the check valve. Each tank section shall be directly connected to the tank section above by means of piping of the same diameter as that of the largest riser and in a horizontal connecting line shall be provided an approved swing check valve opening upward, with an O. S. & Y. gate valve, at each side of the check valve, in order that water pumped into the siamese connection may enter the entire equipment of the building, and that each tank will supply only its portion of the system.

Rule 31. VALVES. All valves controlling standpipe water supply except valves at hose outlets shall be iron body brass mounted, or cast steel designed in accordance with specifications of the American Society of Mechanical Engineers, gate valves shall be of Outside Stem & Yoke type, and shall be located in an accessible position. All emergency control valves 6 inch and larger shall be of the by-pass type.

Rule 32. PIPING. Materials of Construction. All new piping for standpipe fire lines shall be of genuine full weight wrought iron or steel and properly tested by the manufacturer to withstand the required water working pressures. All pipes shall be lapwelded. Where working pressures are in excess of 150 lbs. to the square inch extra heavy cast iron, malleable iron or cast steel valves, and fittings constructed in accordance with the specifications of the American Society of Mechanical Engineers, able to withstand the required water working pressure shall be provided. The standard weight fittings and valves may be used where the pressure is not more than 150 lbs. per sq. in. Fittings in horizontal runs shall have long turns. All underground piping shall be of extra heavy cast iron as required by Rule 15.

The water working pressure on piping, valves and fittings shall be determined by the total head of water plus 50 pounds at the top floor hose outlet plus a factor of safety of at least 50 per cent. Specifications as to the construction and water working pressure of all piping, valves and fittings shall be marked on plans filed with fire commissioner.

Rule 33. CONSTRUCTION. Each standpipe fire line riser shall be supported at the bottom and at every other (alternate) story, and shall be properly braced. Horizontal lines shall be supported by standard heavy wrought or malleable iron hangers attached to or extending around and over floor beams at intervals of not more than 8 ft., and at more frequent intervals if deemed necessary by the Fire Commissioner and shall be securely braced to withstand vibration. Hangers may be supported by straps or bars extending over and around bars of at least 1 in. in diameter and 12 in. in length embedded in concrete floors parallel to and at least 2 in. from the undersurface or by approved malleable iron concrete inserts. The arrangement of lines must be straight and as direct as practicable. Offsets will be permitted only when unavoidable or where necessary to install horizontal check valves. Except where flange fittings and pipes are permitted elsewhere in this rule, all joints shall be screwed joints made up thoroughly water tight with red lead, litharge and glycerine, or compressed graphite lead and boiled linseed oil, or any joint compound that shall be approved by the Board of Standards and Appeals.

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In horizontal runs of piping of standpipe fire line systems, if larger than 4 in. in diameter, fittings and valves may be of the flange type, provided flange faces are machined true and smooth and do not show rings, sand holes or other imperfections. All joints shall be provided with proper copper gaskets.

All standpipe (fire line) equipments shall be installed in a workmanlike manner.

Rule 34. PROTECTION OF FIRE LINES. Standpipe lines when not located within a fire protected stair enclosure shall be protected against interior fire damage by means of at least one inch asbestos covering, or a covering of expanded metal lath and three-quarters inch Portland cement plaster or by a 2 in. terra cotta block encasement.

Rule 35. FROST PROTECTION. Standpipe lines shall be properly protected from freezing in the following manner:

One wrapping of tar paper equivalent to Asphalt Saturated Wool Felt paper weighing 12 lbs. per 100 sq. ft.

Three (3) layers of standard 1 in. high grade "long cows' hair" felt interposed and covered with one (1) layer of builders' paper equivalent to red rosin sized sheathing paper weighing 40 lbs. per 500 sq. ft.

One (1) covering of 8 oz. canvas, painted with two (2) coats of waterproof paint.

All wrappings to be independently applied and securely fastened in place with heavy jute twine. Circumferential and longitudinal joints to have at least a 2 in. lap staggered with adjacent layers and opposing leakage to the hair felt.

In groups of pipes each water pipe is to be wrapped separately with the tar paper, but subsequent layers of felt and paper may be applied collectively if space does not permit of individual wrapping.

Where a heating pipe is one of the group, the wrapping should be applied so that the hot line would serve all pipes in the enclosure. The initial wrapping of tar paper around each water pipe should be applied with laps down and the whole group wrapped with tar paper with laps up. If due to the position of the hot line sufficient air space would not insulate the hair felt, then protection to be effected by suitable separators, or a wrapping of asbestos paper instead of the tar paper around the group.

On vertical pipes particular provision to be made to prevent slipping and tearing of insulation due to its weight.

To prevent slipping away of insulation at point of entrance of pipes into a tank, and to shed leakage from slip joints, a 16 oz. duck to be provided, doubled and securely fastened to bottom of the tank overlapping inside and outside the insulation of the group for a distance of 18 in. below the tank. This duck to be well coated with paint. Loose hair felt to be packed about connection at tank bottom to safeguard against settling.

Rule 36. NUMBER OF RISERS. Each building fronting on more than one street shall have at least one riser for each street front. For the application of this rule a corner building shall not be considered as facing on more than one street when it is on but one corner. In all cases regardless of area or location there shall be a sufficient number of risers, so that any portion of each floor area may be covered by the stream from a standpipe hose not exceeding 100 ft. in length.

Rule 37. FIRE TOWER RISER. Each standpipe riser shall be located within a stair enclosure and one riser must be located in main stairway or fire tower.

Where impracticable to locate a riser within the stair enclosure, the Fire Commissioner may permit it to be located immediately adjacent to a stair enclosure, public corridor or other suitable place.

Rule 38. HOSE STREAM ALLOWANCE. Not more than 10 feet will be allowed for the throw of hose stream, except where the static pressure at the hose outlet is 15 lbs. or more, when 20 ft. will be allowed.

Rule 39. SIZE OF CROSS-CONNECTION. Where there are two or more risers in a standpipe (fire line) equipment, all risers shall be cross-connected by piping of a diameter at least equal to the diameter of the largest riser, but in no case shall the cross-connection be less than five inches.

Rule 40. FIRE PUMPS. Where Required:

(a) In every building hereafter erected exceeding 250 ft. in height, as described in Schedule A, an electric centrifugal fire pump shall be kept in readiness for immediate use of the Fire Department during all hours of the night and day, including Sundays and holidays.

Rule 41. ARRANGEMENT AND SUPPLY OF FIRE PUMPS. Fire pumps shall be connected to the standpipe systems and have a capacity of 750 gallons of water per minute at a pressure of from 50 to 80 lbs. at uppermost hose outlet, fed from such pumps. Fire pumps shall draw from steel or reinforced concrete suction tanks. For the purpose of testing fire pumps a 4 in. diameter branch shall be taken from the discharge line at the pump side of the check valve and run to the suction tank over the side or through the side above the overflow level. From this branch there shall be taken a 4 in. line with an approved type pressure relief valve, extending to the tank in a manner similar to that of the 4 in. test line. In the 4 in. test line between the 4 in. relief branch and the tank there shall be placed an O. S. & Y. gate valve, which shall be kept closed except during a test of the fire pump. In the line from the fire pump to the standpipe risers and beyond the test branch there shall be placed an approved type check valve in a horizontal position and also an O. S. & Y. gate valve, the latter to be open except when the fire pump is undergoing test. A pressure gauge shall be provided and connected to the discharge line of the pump.

The piping connecting discharge from fire pumps shall be of same diameter as the main riser.

Rule 42. NUMBER AND LOCATION OF FIRE PUMPS.

SCHEDULE A

Height from Uppermost Hose Outlet to grade*	Total No. of Pumps Required	Approximate Location of Pumps			
		1st Pump	2nd Pump	3rd Pump	4th Pump
250' to 400'	1	Below grade level			
401' to 500'	2	Below grade level	200' to 250'		
501' to 600'	2	Below grade level	250' to 300'		
601' to 700'	3	Below grade level	200' to 250'	400' to 500'	
701' to 800'	3	Below grade level	250' to 300'	500' to 600'	
801' to 900'	4	Below grade level	200' to 250'	400' to 500'	600' to 750'
901' to 1000'	4	Below grade level	250'	500'	750'

* The uppermost hose outlet shall not include pent house outlet.

Rule 43. FIRE PUMPS IN BUILDINGS EXCEEDING 1,000 FEET. All buildings exceeding 1,000 feet from grade level to uppermost hose outlet shall be provided with a fire pump for every 250 feet of elevation above the centre line of the lowest pump.

Rule 44. TANK CAPACITIES. Suction tanks supplying the first or lowest pump shall contain not less than 10,000 gallons reserved for fire pump. Intermediate tanks and uppermost supply tanks for buildings between 250 and 400 ft. as described in above schedule shall contain not less than 5,000 gallons reserved for fire pump. Uppermost supply tanks on all other buildings shall contain not less than 3,500 gallons reserve for standpipe fire line. Suction tanks shall be of the open type.

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Rule 45. TANK STRAINERS. All supply tanks shall be provided with bronze strainers at pump and riser intake lines.

Rule 46. CENTRIFUGAL FIRE PUMPS. Fire pumps installed under these rules shall have a capacity of 750 G. P. M. and shall be of the multi-stage motor driven Centrifugal type designed, constructed and installed to render the highest possible efficient and reliable fire service.

The pump shall be located in a room of fireproof construction, properly ventilated, lighted and drained, enclosed in eight (8) inch brick or concrete walls with approved fire doors at openings and with fireproof floor and ceiling construction. If located in the lowest story of the building, the pump shall be placed on a foundation not less than one (1) foot in height. The pump room shall be readily accessible with safe egress for the attendant.

The pumping equipment shall be adaptable for heavy duty service having all parts of ample strength with liberal water passage and all working parts exposed to corrosion of phosphor bronze.

The pumps shall be fitted with fire fittings consisting of capacity name plate, pressure gauges, relief valves, hose manifold and three (3) approved $2\frac{1}{2}$ in. hose valves with Standard Fire Department male threads. Fire pumps shall take suction supply under a head of water and in no case shall there be less than six (6) feet between water level in tank and centre line of pump.

The pump specifications shall be within the uniform requirements of "The National Standard" as adopted by the following associations:

Associated Factory Mutual Companies,
National Board of Fire Underwriters,

or as approved by the Board of Standards and Appeals.

Fire pumps to be designed to operate at not less than five (5) pre-determined speeds to give five (5) pre-determined pressures which will insure a maximum pressure of 80 lbs. and a minimum pressure of 50 lbs. throughout the building.

Fire pump equipment shall be so designed that it will operate normally at least five (5) speeds to provide a minimum of 50 lbs. pressure, and where more than one pump is required it shall be capable of pumping to the level of the next highest pump station in case of breakdown of intermediate pumping unit.

To provide for this standby service the fire pump shall run at nine (9) pre-determined speeds, namely, five (5) for continuous service and four (4) for standby service.

Rule 47. GENERAL SPECIFICATIONS. Pumping equipment shall be free from defects in design, workmanship and material and shall give proper and continuous operation under the conditions of service specified and shall be subject to approval of the Board of Standards and Appeals.

Materials entering into construction of this equipment shall be the best quality of their respective kinds and all parts shall be amply proportioned so as to be adaptable for heavy duty service.

CASING: Casing shall be of close grained cast iron and divided horizontally, and having suction and discharge connections in the lower half, so that the top casing can be removed without breaking water connections. Casing shall have in addition to flange bolts, additional heavy bolts inside of flange to prevent leakage between stages. Casing shall be tested and guaranteed to withstand pressure 50% in excess of working pressure.

SHAFT: Shaft shall be made of best grade nickel steel and shall be ground all over to close limits and a high finish.

IMPELLERS: Impellers shall be of the enclosed type of best grade of phosphor bronze finished all over.

WEARING RINGS: Shall be of phosphor bronze and of renewable labyrinth or other equal type. Impeller wearing rings shall be securely attached to impeller, and casing ring shall be securely locked in the casing.

SHAFT SLEEVES: Shaft sleeves shall be of bronze and extend through stuffing boxes to protect the shaft from corrosion and wear from the packing.

BEARINGS: Bearing brackets shall be of the best grade of close grained cast iron and securely bolted to the lower half of the casing.

Bearing brackets shall contain cast iron bearings lined with high grade babbitt and shall be removable. Each bearing shall be equipped with two oil rings to insure proper lubrication.

COUPLING: Coupling shall be of best grade cast iron finished all over and keyed to shaft. The two halves shall be connected by coupling pins, transmitting power through rubber bushings, vulcanized on steel sleeves.

STUFFING BOXES: Stuffing boxes shall be of sufficient depth to prevent excessive leakage and shall contain water seal rings of bronze.

PACKING: Packing shall be held in place by bronze glands horizontally split and bolted together.

BED PLATE: Bed plate shall be of cast iron of heavy box type and provided with finished pads to which the pump is bolted and doweled. Foundation bolt rings shall be drilled for foundation bolts. Jack-screw pads to be cast with bed and jack-screws furnished to assist in aligning. Bed plate shall be provided with ample drip rims, drilled and tapped for piping connections on both ends.

PAINTING: Pumps shall be painted, filled, rubbed down to an even surface and finished with a drab steel-color machine paint, and the inside of the oil reservoirs in the bearing brackets to be painted white with a special oil-resisting paint.

TESTING: Pumps shall be tested at the plant of manufacturer to prove that they can fulfill requirements of specifications and guarantees made.

Rule 48. SPECIFICATIONS FOR ELECTRICAL CONTROL AND OPERATION OF FIRE PUMPS.

MOTOR: (a) Direct-current motors must be of the shunt or cumulative compound wound types. The speed of the motor at no load must not exceed the speed at full load by more than 10%.

Alternating current motors shall be of a slip ring type that will surely start and attain full speed under the current supply conditions where pump is to be installed. Approval of fire pump installations will be contingent on proper attention being given to the features mentioned herein.

(b) With a room temperature not exceeding 40 deg. C., motors shall be designed for a temperature rise not exceeding 40 deg. C. when carrying their rated full load continuously and shall also be able to run continuously with an overload of 15% without stress and without injurious rise in the temperature. Motors shall be able to withstand under the above room temperature an overload of 25% for 2 hours or a momentary overload of 50% without injury. No electrical or mechanical weakness should develop during these tests. The rise in temperature shall be measured in accordance with the Standardization Rules of the American Institute of Electrical Engineers.

Motors shall be of such capacity that at rated voltage 115% of its full load ampere rating will not be exceeded under any conditions of pump load.

(c) Motor and control apparatus must be protected from water coming from possible leakage, or breakage of any connection at the pump or other piping in its vicinity, including hose lines which may be connected to the pump.

(d) Motor windings shall be thoroughly impregnated with an insulating compound suitable for resisting moisture.

(e) Bearing shells and caps for motors shall be of the split type on at least the driving end, to permit removal and replacement without disturbing the motor or shaft after installment.

VARIABLE SPEED CONTROL OF MOTORS shall be provided except for fire pumps in theatres as required under Rule 86. Not less than five stages of speed variation will be permitted.

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AUTOMATIC STARTERS will not be permitted except as provided for under Rule 86 (Theatres, etc.) of Standpipe Fire Line Rules.

CONTROLLING EQUIPMENT: The following specifications cover the construction and installation of controlling equipments of manually operated devices for the control of electric motors driving fire pumps.

In materials, details of construction, test and installation, except as modified or supplemented by these requirements, all parts of the equipment shall comply with Chapter 9 of the Code of Ordinances.

All equipments shall be specifically approved for fire pump controlling purposes.

DESIGN: (a) The design of all parts must be such as to secure simplicity, strength, durability and ease of operation.

(b) All parts must be mounted on one or more panels of slate, marble or other approved material, supported in a substantial manner on an iron frame, and the entire equipment must comply with the requirements for switchboards in Chapter 9 of the Code of Ordinances.

(c) All parts, such as bearings, cams and latches, the operation of which is liable to be interfered with by corrosion, must be made of phosphor bronze or similar metal, except where magnetic qualities are essential. Springs must be of phosphor bronze or similar metal, or protected against corrosion in an approved manner.

OPERATING MECHANISM: (a) The operation shall be such that the motor is directly started by a single lever, which shall be arranged to move in one direction from the initial to the final position.

(b) Electrical actuating devices will not be approved.

(c) Where direct current is used, an auxiliary field resistance shall be provided which can be used to increase the motor speed 10 per cent.

RESISTANCES: Starting resistances must be, unless inside of the motor, of the grid type, and comply with the requirements of starting duty rheostats as given in Chapter 9 of the Code of Ordinances.

OVERLOAD PROTECTION: (a) Each motor lead must be protected by a circuit-breaker. With direct current motors, leads must be protected by a single-pole circuit-breaker in each lead, or by an approved double coil, double pole circuit-breaker so designed that each pole must be closed independently of the other.

(b) Circuit-breakers to be calibrated to 400 per cent. of normal motor current.

(c) No fuses nor other overload release devices except circuit-breakers are permitted, except in instrument and pilot light leads.

WIRING: All wiring shall be installed in rigid iron conduit.

SWITCH: An approved knife switch for independent sources of supply must be provided, having one pole for each supply wire in circuit.

PILOT LAMP AND INSTRUMENTS: (a) A pilot lamp connected on the motor side of the circuit-breaker must be provided to indicate the presence of voltage on the line.

(b) A voltmeter and ammeter must be provided and suitably mounted and connected as a part of the control equipment.

MARKING: (a) A name plate must be provided giving the name of the manufacturer and the rating of the equipment in volts and amperes.

(b) All line and motor terminal connections must be suitably marked so that they can be readily identified.

CONTROL PANEL: The control panel shall be constructed of a high grade of electrical slate or marble or other approved material.

The supporting frame shall be so arranged that the bottom of the panel will not be less than 24 inches above the floor.

INSTALLATION OF APPARATUS: The control panel shall be located close to and within sight of the motor. If a pump room used for no other purpose and containing no other apparatus except the fire pump, its motor and its accessory appliances is provided, the controlling equipment shall be placed in this room.

The control panel shall be so protected that it will not be injured by water escaping from pump or connections.

Except where special permission is granted by the Fire Commissioner the controlling equipment shall be protected from mechanical injury by one of the following methods:

(a) Grille or lattice partitions so placed as to completely enclose the control panel and starter.

(b) The entire equipment of the panel and starter may be enclosed at the sides, front, back and top in a thoroughly substantial, ventilated sheet iron or steel cabinet of not less than No. 12 U. S. metal gauge in thickness with hinged doors with glass panel in front of pilot light. When panel is in a fireproof room and not subject to mechanical injury an enclosing cabinet shall not be required.

TEST OF EQUIPMENT: The entire equipment shall be subject to test and inspection by representatives of the Fire Commissioner.

POWER SUPPLY: Where the power supply can be obtained from two separate street feeders, two separate and distinct services shall be installed.

Where current is taken from an underground Edison three-wire system and the power lines are protected by approved conduit from a point where they enter the building to the control panel in the pump room, it will be considered an acceptable source of power supply.

Isolated Plant: Where the source of supply is an isolated plant located in the building an auxiliary service of sufficient capacity shall be obtained from some outside source.

Transmission Lines: (a) The lines between the power plants and the pump room must be of such number, so arranged and so located that there will be small chance of an interruption of service to the motor, due to accident to the lines. All wiring in the pump room must be in approved conduit.

Where the valves involved are large and the crippling of this pump service would seriously affect the protection of the property, at least two separate lines from the power plant or plants to the pump installation shall be provided. The lines must be run by separate routes or in such manner that a failure of both at the same time will be only a remote possibility.

(b) Each line between the power plant and pump room shall be of such size that its safe carrying capacity as given in Chapter 9 of the Code of Ordinances will not be exceeded by the load carried.

Where direct current motors are used, the voltage at the motors must not drop more than 5 per cent. below the voltage rating of the motors when the pumps are being driven at rated output, pressure and speed, and the lines between motors and power stations are carrying their peak loads.

When alternating current motors are used, the voltage at the motors under these same conditions must not drop more than 8 per cent. below the voltage rating of the motors.

(c) The overload protective devices at the power plants, and where provided at various points on the lines, must be of such rating and so set that they will open the circuit only under short circuit conditions.

Approved fuses may be used, if desired, except for the protection of the pump motor where circuit breakers are required. The fuses, however, must be of such size that an overload or short circuit at the motor or its control apparatus will not cause them to open the circuit, but instead, the circuit breaker protecting the motor.

TRANSFORMERS: Where it is necessary to install transformers they shall be installed in accordance with Chapter 9 of the Code of Ordinances.

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Rule 49. **SIGNALLING DEVICES.** All buildings where variable speed control of fire pump motors is required shall be equipped with an approved coded closed circuit signalling system. The signalling stations shall be located one on each floor at main riser. This system shall be so arranged that a coded signal can be transmitted to the pump rooms. An eight-inch gong shall be provided in all pump rooms and at such other locations as the Fire Commissioner may direct. All apparatus used in connection with the signalling system shall be of an approved type and installed as outlined in rules governing the installation of interior fire alarm systems.

At alternate signal sending stations there shall be provided an approved closed circuit strap key enclosed in a sheet metal box equipped with a paracentric Fire Department lock and approved hinges.

The strap key shall be connected in series with the box circuit of the signal sending station.

A card of instructions shall be placed in the pump room giving code numbers of signalling stations, the pressures obtainable at different speeds of the motor and such other information the Fire Commissioner may direct.

Rule 50. **RELAY STANDPIPE SYSTEM.** All buildings hereafter erected exceeding 400 ft. from grade to highest hose outlet shall be provided with an intermediate combination gravity and suction standpipe supply tank and a fire pump as required under Schedule A.

Each tank shall have at least 5,000 gallons of water reserved for the fire lines and shall be connected to fire line system as described in Rule 30 for intermediate tanks except that in addition to the requirements of Rule 30, there shall be provided a long turn by-pass 8 inches in diameter around the tank check valve and the O. S. & Y. gate valves. An 8-inch O. S. & Y. gate valve SEALED CLOSED shall be provided in the by-pass line.

Each tank shall be provided with overflow and emergency drain lines as required in Rules 19 and 20, except that such lines shall drain to roofs of set backs on building, or into house drain lines providing the house drain line or lines are equal in sum total to the sum total in diameter of the drain lines.

The fire pump shall have a capacity of not less than 750 gallons of water per minute and shall deliver through the standpipe main feed riser at a pressure not less than 50 lbs. to the square inch at the highest hose outlet fed by said pump.

All fire pumps shall be located on a raised base at least 24 inches above the floor and on the floor below the supply tank, with the suction line as direct as practicable.

The pump discharge line shall be connected to the main feed riser feeding up, and outside the horizontal tank check valve line, and the upward swinging check valve in the main riser. An O. S. & Y. gate valve shall be provided at a point between the pump discharge connection and the upward swinging check valve SEALED OPEN.

The fire pump and motor shall be located in a watertight room as close to fire tower as practicable, properly drained by a 3-inch line to house drain or scuppers in exterior wall. The electric switch controlling the motor shall be marked on panel "FIRE PUMP SWITCH" in 1 inch white letters on a red background.

Rule 51. **NUMBERING ON VALVES.** All gate valves on tanks, fire lines and pumps shall be numbered by 3-inch red metal disc with white numbers 2 inches high secured to wheel of valves.

Rule 52. **PUMP ROOM DIAGRAM.** A white and black print drawn to a scale of one-quarter inch to the foot shall be provided in a glass frame showing the tank, fire pump, all pipe lines and valves. The number of each valve shall be shown in addition to purpose of each water line.

The print shall include instructions as to method of

starting and operating pump, closing main line, gate valve and opening by-pass valve.

Rule 53. **FIRE LINE TELEPHONE.** In all buildings where a variable speed control of fire pump motors is required there shall be provided a multiple telephone system with a master telephone in each pump room, and in the main lobby and individual telephones located on alternate floors near the main fire line riser.

The operation of the system shall be such that any individual telephone may call and converse directly with any master telephone. The master telephones may call and converse directly with each master telephone.

A six-inch vibrating call bell shall be located at the master telephones.

The master telephones in pump room below grade level shall be equipped with a loud speaking receiver so that the voice can be clearly and audibly heard at a distance of not less than fifteen feet from the receiver.

WIRING: The wiring for the telephone system shall not be smaller than No. 18 rubber covered wire installed in rigid iron conduit. The conduit system shall contain no conductors other than fire line telephone conductors.

The fire line telephone system shall be properly maintained and ready for use by the Fire Department at all times.

Rule 54. **MAIN LINE EMERGENCY CONTROL VALVES IN BUILDINGS OVER 400 FEET IN HEIGHT** (per Schedule A). At the base of the main feed riser or below the hose outlet valves on the first story; at each pump room elevation, and at each approximate one-third the height above the fire pump elevations and the pump or roof tank next above, there shall be provided O. S. & Y. emergency control valves in the main feed riser properly numbered and shown on the fire pump blue print heretofore described.

Rule 55. **EMERGENCY TOOL BOX.** Where fire pumps are required under these rules there shall be provided in each pump room an emergency fire department tool box, painted a fire department red, with 3-inch white letters reading, "Emergency fire line tool box." The box shall be secured to the wall and be fitted with a fire department lock and contain the following:

- 1—3-foot Stillson wrench.
- 4—2½-inch plugs with pipe threads.
- 4—2½-inch caps with hose threads.
- 2—Spanner wrenches of Fire Department pattern.
- 4—2½-inch double female hose connections, with Fire Department threads.

Rule 56. **EMERGENCY AND TESTING HOSE.** Where fire pumps are required under these rules there shall be provided in each pump room not less than two 50-foot lengths of rubber lined 2½-inch hose, of Fire Department quality, and one 1½-inch nozzle of controlling type. All couplings to be of Fire Department pattern and threads. Hose shall be supported by hooks secured to enclosure walls of pump room.

Rule 57. **LOCATION OF LOWER FIRE PUMP IN RELATION TO HORIZONTAL LINE CONTROL VALVES.** In a single main riser system the fire pump discharge line to riser shall be as short as practicable.

In a two (2) main riser system the pump discharge line to cross connection shall be located between the two risers. An emergency gate valve of the O. S. & Y. type, sealed open, shall be provided in the cross-connection on each side of the discharge line connection.

In a three (3) main riser system the pump discharge line shall be connected to the cross-connection on each side of the central riser. Three (3) emergency gate valves as above shall be provided as follows: One (1) at the base of the central main riser and one (1) on each side of the discharge line connection on the riser side.

In a four (4) main riser system the pump discharge line to the cross-connection shall be centrally located so as to

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provide two risers on each side of pump connection. An emergency gate valve shall be provided in the cross-connection on each side of the discharge connection.

In a five (5) main riser system the pump discharge line shall be connected on each side of the third, or central riser, and shall be provided with gate valves located as described in a 3 riser system.

In a six (6) main riser system the pump discharge line shall be centrally located so as to provide three risers on each side of pump connection and shall be provided with gate valves located as described in a two and four riser system.

For the purpose of this rule a main riser is any vertical riser other than a branch riser with not more than three (3) hose outlets above the cross-connection.

Rule 58. EMERGENCY SAFEGUARDS. For the purpose of prolonging the use of the standpipe fire lines in case of failure or break, it is necessary to provide and properly locate emergency gate valves of the O. S. & Y. type as follows:

Rule 59. EMERGENCY VERTICAL LINE CONTROL VALVES. All standpipe fire line systems hereafter installed in buildings over four (4) stories or 50 ft. in height, and up to 400 ft., as described in Schedule B, shall be provided for as follows: In each riser an O. S. & Y. gate valve shall be provided below the first story hose outlet. If the interior stairway extends from hallway on first story to cellar the gate valve shall be located within the stairway enclosure below the first story level.

A two-way 2½-inch hose outlet tee with two 2½-inch approved valves, one of which may be capped, shall be provided in all main risers 6 ft. to 7 ft. above floor or stair landing level of first story with the O. S. & Y. control valve below the outlet tee.

Where a single main riser system or a main riser feed system is installed and the uppermost hose outlet exceeds 150 ft. above grade level there shall be provided in each riser O. S. & Y. gate valves, in addition to the gate valve below the first story hose outlet at approximately the level above grade hereafter specified.

SCHEDULE B

Height from Uppermost Hose Outlet to Grade	Total Number of Valves Required	Approximate Location of Valves Above Grade					
		1st Valve	2nd Valve	3rd Valve	4th Valve	5th Valve	6th Valve
150' to 200'	2 to 3	Below the 1 sty. outlet	75'	150'			
200' to 250'	2 to 3	"	75'	150'			
250' to 300'	3 to 4	"	75'	150'	225'		
300' to 400'	4 to 5	"	75'	150'	225'	300'	

Rule 60. UPPER CROSS-CONNECTION EMERGENCY CONTROL VALVES. When a two (2) main riser system is installed there shall be provided O. S. & Y. emergency gate valves between the risers in each cross-connection, located within the stairway enclosure when practicable, or as near the door to main stairway of fire tower as practicable, and where the uppermost hose outlet exceeds 150 ft. above grade, the risers shall be provided with O. S. & Y. gate valves as described in Schedule B.

Where a three (3) main riser system is installed there shall be provided O. S. & Y. gate valves between any two of the risers in each cross-connection and one in the central riser at each cross-connection.

Where a four (4) main riser system is installed there shall be provided O. S. & Y. gate valves in each cross-connection between the 2 central risers, so as to provide 2 risers on each side of control valves.

Where a five (5) main riser system is installed there shall be provided O. S. & Y. gate valves between the second and third central riser in each cross-connection and one in the central riser at each cross-connection as described in a 3 riser system.

Where a six (6) main riser system is installed there shall be provided O. S. & Y. gate valves centrally located in each cross-connection so as to provide 3 risers on each side of gate valve—as described in a two and four riser system.

Rule 61. LOWEST CROSS-CONNECTION CONTROL VALVES. When the building is provided with a fire pump as required by the Rules the gate valves required in the lowest cross-connection shall be located as described under location of Fire Pumps and Horizontal Line control valves.

Rule 62. FIRE TOWER RISER. Where the building is provided with an exterior enclosed fireproof stairway or fire tower the main riser shall be installed in such stairway and properly protected from freezing in accordance with these rules unless stairway is adequately heated.

Rule 63. VALVE SEALED OPEN. All O. S. & Y. gate valves shall be located in an accessible position and be sealed open in an approved manner.

Rule 64. LADDERS TO VALVES. Where the gate valve is more than 7 ft. above any floor or stair landing a single rung iron ladder with ½-inch rungs and not less than 10 inches between strings shall be provided at each gate valve properly secured at top and bottom.

Rule 65. VALVE SIGNS. Where the gate valves on the upper cross-connections are not located in the stair enclosure, a sign with red background and white letters not less than 3 inches high shall be painted on the face of the wall within the stairway enclosure on the story where the gate valve is located, which shall read as follows: "STANDPIPE CONTROL VALVE NO. 0 IN LOFT."

Where a standpipe riser is located in a fire tower a sign with red background and 3-inch letters as above shall be painted on the wall at fire tower exit door, which shall read: "STANDPIPE IN TOWER," except on that story on which the emergency control valve is located, there the sign shall read: "STANDPIPE CONTROL VALVE NO. 0 IN TOWER."

Rule 66. VALVES NUMBERED. All emergency control valves shall be numbered by means of a metal disc not less than 3 inches in diameter painted red with a white number not less than 2 inches high and shall be secured to wheel of valve by chain or metal clamp.

Rule 67. FIRE LINES PAINTED. All standpipe lines not located within a stairway enclosure or public corridor and including the siamese connection street riser wall collars and caps shall be painted a Fire Department red.

Rule 68. SIAMESE CONNECTIONS FOR FIRE DEPARTMENT USE. Each standpipe system shall be provided with one or more approved type 3 inch x 3 inch inlet siamese connections for use by the Fire Department as hereinafter set forth. When a building faces on but one street and has a frontage of less than 250 ft. and requires but one four (4) inch diameter standpipe riser one siamese connection shall be provided; where the street frontage exceeds 200 ft. in length and requires but two four (4) inch diameter standpipe risers two siamese connections shall be provided for each 200 ft. of street frontage or fraction thereof. Buildings exceeding 250 ft. in height shall have not less than two siamese steamer connections for each riser and buildings not more than 250 ft. in height shall have at least one siamese connection for each 6 inch riser. Buildings having frontages on more than one street shall have a siamese connection on each street front when the frontage is not continuous but in all cases where more than one siamese connection is required they shall be properly distributed, and not grouped, as the Fire Commissioner may direct.

Rule 69. SIAMESE HEADERS. Siamese headers shall be independent of each other and lead, as direct as

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practicable, to riser or cross-connection header. There shall be at least 2 siamese for every 8-inch riser and at least 1 siamese for every 4 or 6 inch riser. Where there are more than one riser, the siamese headers shall divide on each side of any emergency control valve in the cross-connection, and such headers shall be equal in sum total to the sum total of all risers on either side of the emergency control valves.

No siamese header shall be larger than 6 inches. Siamese risers, when extending through sidewalk, shall be of bronze or fitted with a brass sleeve, packed with a waterproof compound between sleeve and riser.

Rule 70. SIAMESE OMITTED. Any building, other than theatre with stage, not over 45 feet in height shall not be required to have a siamese connection except when such building is on a water-front or when it is one of a group of buildings and has a cross-connection to the standpipe equipment in one or more of the other buildings.

Rule 71. LOCATION. Each siamese connection placed on the street front of a building shall be located not less than 18 inches and not more than 36 inches above the sidewalk level and shall be set in a horizontal position and shall be readily accessible for Fire Department use. Each siamese shall have cast in the body on top or on wall plate, in letters at least 1 inch in length and not less than $\frac{1}{8}$ inch in depth, the word "STANDPIPE."

The piping connecting the siamese with the standpipe equipment proper shall be not less than 5 in. in diameter where there are two or more 4 in. risers and not less than 6 in. in diameter for risers of 6 and 8 in. diameter. When there is but one 4 in. riser, connection from siamese may be 4 in. in diameter.

Rule 72. SIAMESE CHECK AND DRIP. In each line between the siamese connection and the standpipe system there shall be placed an approved type swing check valve located where practicable within 10 feet from the building wall. Between the siamese and its check valve there shall be placed a $\frac{3}{4}$ -inch automatic ball drip of an approved type which will close under a pressure of not more than 7 lbs. per square inch.

Rule 73. SIAMESE CONNECTIONS FOR FIRE-BOAT USE, EXCEPT WHERE THE SOURCE OF SUPPLY IS FROM THE STREET MAIN DIRECT. Siamese connection on piers or warehouses, etc., intended for fireboat use exclusively shall be $3\frac{1}{2}$ in. x $3\frac{1}{2}$ in. at inlets with Fire Department female thread. Between siamese and the system proper there shall be an approved type swing check valve, and between the check valve and the siamese either a $\frac{1}{2}$ -in. open drip without valve or cock, or a $\frac{3}{4}$ -in. automatic ball drip of approved type closing under a pressure of not more than 7 lbs. per sq. inch. Where systems have both fireboat and shore siamese the shore siamese shall have male connections and shall be without clappers, but shall have on each inlet a 3 in. gate valve with Fire Department male thread for hose connection. Check valve shall not be provided for the land end siamese.

Rule 74. HOSE OUTLETS. When practicable all hose outlets shall be placed within a stair enclosure. They shall be $2\frac{1}{2}$ in. in diameter, set not less than 5 ft. nor more than 6 ft. above the floor or landing as the case may be. Outlets and racks shall be located above the floor or landing and shall not be over a run of stairs or in a stair well. When impracticable to place hose outlets within the stair enclosure, the Fire Commissioner may permit them to be located immediately adjacent to a stair enclosure, in a conspicuous place, in which case there shall be painted upon the stair side of the wall of the stair enclosure a conspicuous sign in letters not less than 8 in. in height indicating the location of the outlet. Where there is a 4-in. riser system its termination above roof shall be a $2\frac{1}{2}$ -in. outlet hose valve properly capped.

Rule 75. MAIN ROOF OUTLETS. All 6 and 8-inch main riser systems which extend to intermediate or the highest roof level shall be provided with not less than three $2\frac{1}{2}$ -inch hose valve manifolds with male threads. Roof outlets shall be located not less than 24 in. nor more than 5 ft. above the roof and each valve shall be provided with regulation $2\frac{1}{2}$ -in. Fire Department caps. Where roof outlets cannot be located within a heated stair enclosure, the control valve shall be located below the roof and shall have a long stem extending above the roof with a wheel handle at the upper end. Between the long stem valve and the roof outlet there shall be a $\frac{1}{2}$ in. open drip extending to a sink or a $\frac{3}{4}$ in. automatic ball drip of approved type.

In buildings not exceeding 40 ft. in height hose outlets above roof shall not be required.

Rule 76. SPANNER WRENCH. A spanner wrench may be provided at each hose outlet valve, such wrench shall be of the gooseneck Fire Department pattern.

Rule 77. BRANCH LINE SIZE. No branch line may be less than 4 in. in diameter, except that any branch from a riser or cross-connection to but one hose outlet may be $2\frac{1}{2}$ in. if not over four (4) feet in length, and may be 3 in. in diameter if not more than twenty-five (25) feet in length.

Rule 78. NOZZLES. All $2\frac{1}{2}$ -in. fire hose shall be provided with approved smooth bore nozzles 15 in. in length, the outlet at the tip to be not less than 1 in. nor more than $1\frac{1}{8}$ in. in diameter.

Rule 79. HOSE. Each outlet other than the roof outlet shall have attached thereto $2\frac{1}{2}$ in. unlined linen hose, except that in buildings or premises that do not contain occupancies storing, handling or using inflammable motion picture films or nitro cellulose products, and which are not classified as hazardous, the Fire Commissioner may permit in addition to the $2\frac{1}{2}$ -inch outlet and hose the installation of $1\frac{1}{2}$ in. unlined linen hose and valve. There shall not be more than 100 ft. of hose at any outlet, as required by Section 581, Chapter 5, Code of Ordinances. No single length of hose shall be less than 50 ft.

All hose used in connection with the standpipe fire line system shall be at least equal in material and construction to the type of hose bearing the approval label of the National Board of Fire Underwriters.

Rule 80. COUPLINGS. Hose couplings for standpipe shall be equal to hose couplings of the regular Fire Department pattern and thread.

Rule 81. RACKS. All standpipe hose shall be suspended from racks of stamped steel, malleable iron or other metal equal thereto, of approved swing type, so designed and constructed that they will permit of ready and easy release of hose for use. The racks shall be supported securely and substantially from standpipe risers or wall, except that where a cast nipple of non-corroding material is screwed into the hose outlet valve the rack may be suspended from said nipple. The minimum thickness of nipple to be $\frac{5}{16}$ in. In no case will automatic racks be permitted.

Racks shall be not more than 7 feet 6 inches above the floor.

Rule 82. HOSE CABINETS. Hose racks may be installed in cabinets, provided the cabinets are conspicuously located within a stair enclosure, and are of a size sufficient to accommodate the entire equipment and permit of easy handling of hose and operation of valve.

In theatres cabinets may be permitted outside of stair enclosures, provided they are conspicuous, and that during performances the cabinets are illuminated by means of an electric lamp placed inside. Each cabinet shall have a clear

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glass door (one panel only) without lock and shall have the words "FIRE HOSE" painted on the glass in letters not less than 2½ inches in height.

Rule 83. REGULATION AND REDUCTION OF PRESSURES. All buildings hereafter erected over 250 ft. in height and which do not exceed 400 ft. in height from the grade to highest hose outlet shall be provided with a roof gravity tank of not less than 5,000 gallons.

Where the above described height exceeds 400 feet, fire pump and suction tanks shall be provided as described under Schedule A.

Where the pressure on any hose outlet valve exceeds 50 lbs. either approved outlet pressure reducers, set as prescribed by the Chief of the Fire Department, or the Board of Standards and Appeals, shall be provided at such outlets.

Rule 84. BUILDINGS IN COURSE OF ERECTION. In buildings in course of erection standpipe fire lines shall be carried up with each story after the structure reaches the 7th story or a height of 85 ft., and there shall be provided an outside siamese pumper connection in a proper and accessible place. Regulation hose outlets on each story above the 2nd shall be provided as the work progresses. Hose outlets shall be provided with male threads of Fire Department pattern, with hose and nozzle attached, to at least every second outlet. The top and bottom of each riser and all cross connections shall be securely capped at all times during the progress of the work except when work on the standpipe fire line is in progress at that point. Temporary standpipe risers used in construction work and not less than 3 inches in diameter for buildings, not exceeding 400 ft. in height, and of larger diameter, in buildings exceeding 400 ft. in height, when maintained to supply water at all times, may be accepted in lieu of the regulation standpipe, provided it is equipped with hose outlets, hose and siamese as required above.

Elevators or hoists shall be provided as required in Rule 6.

Rule 85. PLACES COVERING LARGE AREAS. Ship yards, oil storage plants, amusement or exhibition parks or other enclosures when deemed necessary by the Fire Commissioner shall have one yard hydrant and hose for each 20,000 sq. ft. of area, but in no case shall there be more than 250 ft. distance between hydrants. Hydrants and sufficient approved hose and a smooth bore 1½-inch Underwriters playpipe shall be placed in an approved hose house, painted red, with words "FIRE HOSE" in 6-inch white letters on door. Where the area exceeds 20,000 sq. ft. and not exceeding 40,000 sq. ft. in area, a gravity tank of at least 20,000 gallons capacity, elevated 50 ft. above the yard, or 25 ft. above the highest structure in the yard, or a fire pump of at least 1,000 gallons a minute capacity, with a suction tank of at least 25,000 gallons capacity, or river supply shall be provided. Plants exceeding 40,000 sq. ft. in area shall be provided with a fire pump of not less than 1,000 gallons per minute capacity, suctioning from a tank or sump of at least 30,000 gallons capacity. The Fire Commissioner may permit suction from a river or well if in his opinion the required quantity of reasonably clean water may be obtained thereby, except that where river suction is proposed and standpipe primary water supply is taken from street main, approval of the proposition shall be obtained also from the Department of Water Supply, Gas and Electricity. In addition to yard hydrants, the Fire Commissioner may require one Monitor nozzle with remote control for each 40,000 sq. ft. of area or fraction thereof when in his opinion an unusual hazard exists or may exist. Monitor nozzles shall be located as ordered by the Fire Commissioner.

Standpipe risers may be connected to yard hydrant systems when such systems are provided with gravity tanks in accordance with this rule, or when same conforms with Rule 9, Subdivision A (city main connection).

Yard hydrant systems connected to city main shall be provided with Post Indicator valve located in an accessible posi-

tion. The Post Indicator valve shall be sealed or locked open and be painted a Fire Department red.

Yard hydrant systems with more than one hydrant shall not be connected to City mains outside of the high pressure fire service area, unless approved by the Board of Standards and Appeals.

Provision for steamer connections, fireboat connections, pressure reliefs and general layout of plant standpipe systems shall be made by the Fire Commissioner as his judgment may dictate for each individual case.

Fire extinguishing equipments in addition to the foregoing shall be prescribed by the Fire Commissioner for all oil storage plants, oil refineries, fire work plants and other plants when deemed by the Fire Commissioner as presenting unusual fire hazards.

Rule 86. THEATRES, ETC. In every theatre or opera house or other building used for theatrical or operatic purposes or amusement purposes as per Section 520, Chapter 5, of the Code of Ordinances, the standpipe fire line equipments in addition to the tank shall also be supplied by approved electric pump or pumps having a capacity of at least 250 gals. per minute at 100 lbs. per square inch in buildings without occupancy above the roof and at 125 lbs. per square inch pressure in buildings having any occupancy above the auditorium roof. Power for pumps shall be supplied by electric motors of sufficient horsepower to drive pump without sign of overload. Pumps shall be bypassed to suction tanks, as provided for elsewhere in these rules under FIRE PUMPS. Pumps shall suction from steel or reinforced concrete tanks of not less than 5,000 gallons water capacity. Pumps shall deliver initial supply of water and shall be connected to an approved electric device which, upon a reduction of pressure below the allowable minimum, will automatically start the pump and, upon a restoration of the required pressure, will automatically shut off the pump. The automatic starting device shall be set to cut in at 60 lbs. pressure and to cut out at 80 lbs. pressure. In addition to the automatic starting device there shall be provided a hand starter for emergency use and there shall also be provided a pressure gauge on the panel board.

Rule 87. STREET MAIN CONNECTIONS. Subject to the requirements of the Department of Water Supply, Gas and Electricity, the size of each standpipe connection to a street main shall be not less than 4 in. in diameter and shall have a conveniently accessible control valve in the line at or near the curb or when practicable in a more remote location. The control valve shall be fitted with a frost and waterproof box not less than 4 ft. nor more than 6 ft. below the curb with a fixed stem extending to a compartment at the level of the sidewalk. The cover shall be bolted to the casing, and shall be so marked as to be quickly located and to indicate the purpose of the valve. The valve shall be of an indicating pattern, operating by a special socket wrench approved by the Department of Water Supply, Gas and Electricity. The water meters used in standpipe fire line supplies shall be of approved type allowing free flow of water. Supply through the meter shall be checked against the Fire Department Siamese Supply and against tank supply.

Where, due to the presence of a vault under the sidewalk and extending to within 18 in. of the curb, it is impracticable to install a control valve box at the curb, there shall be placed in the feed line from the main a control valve located not more than two feet from the point of entry.

Rule 88. HIGH AND LOW WATER ELECTRIC ALARMS. The high and low water electric alarm for gravity tanks shall be so constructed and arranged that a decrease in the quantity of water below the required fire line reserve shall cause an alarm to be given in either the pump room or engineer's room. An annunciator shall be provided in connection with the alarm system. The high

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and low tell tale electric devices for gravity tanks shall be so constructed that they will not be affected by moisture and the parts shall be heavy and rugged. The level of the water in the gravity tank shall be indicated by an approved device.

The audible signalling device for high and low water electric alarm shall consist of vibrating gong of at least 6 inches diameter of the enclosed type and arranged for conduit installation, the same to be operated automatically. The control cabinet shall be arranged for conduit installation and shall be located in the engineer's room or pump room where it will be under supervision of the person in charge of the standpipe supply.

All wiring shall be installed in rigid conduits and the installation shall be in accordance with the provisions of Chapter 9 of the Code of Ordinances. Control panels must be approved by the Board of Standards and Appeals.

The following sources of energy may be employed and are given in their order of preference:

1. Public utility electric light and power systems.
2. Independent electric generating plants.
3. Storage batteries in duplicate.
4. Primary batteries of closed circuit type.

When the system is connected to a 110 volt lighting service a suitable cut-out is to be provided and it shall be enclosed in a locked or sealed metal cabinet. The connection to system shall be the first connection on the house side of and as near as practicable to the meter. When batteries are used to operate the system they shall be placed in an approved cabinet provided with a lock and key.

Rule 89. DRY PIPE VALVE. A dry pipe valve shall be taken to mean a valve automatically controlling the water supply of the standpipe system in such a manner that under normal conditions its piping system will be maintained dry, but in the event of a hose valve being opened, the dry pipe valve automatically releases the water into the standpipe system.

In refrigerating plants or in unheated buildings, piers or warehouses where wet lines are impracticable, dry pipe valves may be installed.

Type A, in which the valve is actuated by the release of compressed air in the standpipe system due to the opening of a hose valve; and Type B, in which the valve is actuated by an approved trip under electrical control of an approved non-coded or coded closed circuit system operated from the control station at each hose outlet. Dry pipe valve shall be located as near as practicable to the standpipe system, in an enclosed place, protected from mechanical injury and freezing.

When Type A valve is installed the air pressure in the standpipe system under such dry pipe valve control shall not exceed 40 lbs. per sq. in. nor be permitted to fall below 25 lbs. per sq. in. nor shall it be less than one-sixth of the water pressure in any case. Not more than 16 hose outlets shall be supplied through one dry pipe valve. The air compressor shall have a capacity of not less than 11 cu. ft. per minute, and the air supply for the pump shall be taken, if possible from a room containing dry air, or it shall pass through a drying chamber containing calcium chloride in order to avoid the introduction of moisture into the system.

A closed circuit alarm shall be provided in connection with each dry pipe valve installation; the electrical layout shall be approved by the Fire Commissioner.

Rule 90. MONITOR NOZZLE. Monitor nozzles shall be so constructed and designed that they may be moved in both vertical and horizontal arcs, and shall be so located that streams may be brought to bear on all portions of the plant or building within the effective radius of stream play and such other exposing properties as may be within this radius. They shall be supplied from connections to the standpipe system not less than 4 in. in diameter with remote control.

Rule 90a. ROOF SETBACK HOSE OUTLETS. A

two-way hose outlet tee, with one outlet properly capped, shall be provided in the standpipe risers on floor level of any intermediate roof setbacks on all buildings exceeding one hundred feet in height when the following conditions exist:

1. When the building has a frontage of fifty feet or over.
2. And there are adjoining roofs, window openings or other exterior exposures within fifty feet of the roof parapet.
3. And the depth of the setback exceeds ten feet.
4. And the setback exceeds one hundred feet above grade level.

Rule 91. EXISTING STANDPIPES. Standpipe fire line equipments which were approved by the Fire Commissioner as conforming to the rules and regulations then being enforced, shall not be required to be altered to conform to the provisions of these rules, except where substantial additions or extension in height or area is made to the building, when these rules shall apply if deemed advisable or necessary by the Fire Commissioner, and except that all such fire line systems shall have or be provided with the following:

1. Roof gravity tank shall have a reserve of approximately 3,500 gallons of water for fire line.
2. The bottom of the gravity tank shall be not less than 20 feet above the hose outlet in the highest story.
3. A 4-inch emergency drain with gate valve.
4. House lines taken from outside of tank.
5. Tank properly heated and provided with overflow line.
6. Tank shall not be fed through fire line.
7. Tank to be fed at not less than 65 gallons a minute by pump or direct city connection.
8. An iron ladder of substantial construction, properly braced, extending to top of tank.
9. At least one gate valve at the downstream side of tank check unless a gate valve has been installed on either side of check.
10. Hose valves and hose not less than 2½ inches in good serviceable condition. No automatic hose valves permitted.
11. Wheel of hose valve within 6 ft. 6 in. of stair landing or of steps within 2 ft.
12. An open or automatic ball drip between the siamese check and siamese.
13. Approved 3 in. x 3 in. siamese, with approved caps.
14. The words "STANDPIPE" cast in the body of the valve, or on metal plates secured to siamese riser, or secured to face of building behind the siamese.
15. The siamese street riser, wall collars and caps painted a Fire Department red.
16. Outlet pressure reducers on all hose outlet valves where the pressure exceeds 50 lbs. per square inch.
17. In factory or other buildings of hazardous use, where the fire lines are not within a protected stair enclosure and may be subjected to fire exposure because of such location, they shall be protected by asbestos covering, wire lath and cement, or terra cotta blocks as described in these rules.
18. Fire lines shall be protected from freezing as specified in these rules.
19. The tank shall be provided with a high and low water electric alarm, except where there is an automatic filling pump installed.
20. The bonnets or caps of all siamese or tank check valves which have been in the fire lines for at least ten years, where practicable, shall be removed and the interior of valve cleaned of all rust or other accumulations. The body of the valve shall then be given a good coat of red lead and linseed oil.

Rule 92. HOSE OUTLET VALVE. Hose outlet valves shall be 2½ in.

A—All hose outlet valves hereafter installed in buildings not exceeding 300 feet in height, or for the uppermost 300 feet in any building, shall conform to the following specifications:

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1. Valves shall have a clear waterway of at least 5 sq. in. in area.
2. They shall show not more than 5 lbs. friction loss for a flow of 300 gallons per minute.
3. They shall close tightly against 300 lbs. hydraulic pressure under normal working conditions.
4. They shall stand a hydrostatic pressure test of 750 lbs. per sq. in. for 30 minutes and not distort.
5. They shall stand the operation of full opening and closing 300 times under 150 lbs. pressure without leaking at stuffing box or seat.
6. They shall not be of cast or malleable iron.
7. Only angle globe valves shall be permitted.

B—Hose outlet valves hereafter installed in buildings exceeding 300 feet in height, except as provided for in Subdivision A, shall show not more than 5 lbs. friction loss for a flow of 300 gallons per minute; they shall close tightly against 500 lbs. hydraulic pressure under normal working conditions; they shall stand a hydrostatic test of 1,250 lbs. per square inch for 30 minutes and not distort; they shall stand the operation of full opening and closing 300 times under 250 lbs. hydraulic pressure without leaking at stuffing box or seat. They shall be of brass or best grade of valve bronze.

Straight-way gate valves may be submitted for test.

All hose outlet valves hereafter installed shall have cast in the body of the valve:

1. The manufacturer's name or trade-mark.
2. The working pressure of the valve.
3. The approval number of the Board of Standards and Appeals.

Not less than 2 approved hose valves shall be delivered to the office of the Board of Standards and Appeals, the weight and other general matter noted, and valves certified. One of the valves shall then be delivered to the office of the Fire Commissioner, with certified specifications.

Rule 93. SPECIFICATIONS. Siamese Connections.

Fire Department siamese connection shall be as herein-after stated in this rule.

1. The body of the siamese may be of cast iron, cast steel, brass or any other suitable metals of sufficient strength to comply with Item 8 of this specification. All movable parts, clappers, swivels and all bolts, washers, nuts, screws and pin bearings and all swivel bearings shall be of non-corrodible metal.

2. Clapper valve seats shall be made of non-corrodible metal and shall be machined to insure a tight seat for clapper valves.

3. Each inlet to siamese shall be provided with a clapper valve machined to a true face. Single clapper siamese connections shall not be permitted.

4. The inside diameter of valve seats shall not be less than the inside diameter of the hose couplings. The area of the waterway beyond the valve seats shall not be less than the combined areas of the waterways through the two valve seats. The area of the waterway of each inlet shall not be reduced by the clapper when in a position of maximum opening.

5. Clappers shall be so hung that when siamese connection is placed in a horizontal position the clappers will be seated.

6. Swivels, attached to the body of the siamese by means of a collar expanded cold or screwed into the body of the siamese, or with other bearing surface extending entirely around the opening and exerting uniform shear, will be approved if giving a strength sufficient to meet Item 8.

7. Clapper valves must of such design and area that a pressure of 100 lbs. per sq. in. on the standpipe side will not prevent their opening when the pressure on the steamer side is 150 lbs. They must be so hung that with a discontinuance of flow into the siamese through that inlet the valve will close, and that it will not close where there is an inward flow and the pressure on the inlet is 5 lbs. or more greater than the standpipe pressure.

8. Siamese connections must stand a hydraulic pressure test of 500 lbs. for 30 minutes under normal working conditions.

9. Clapper valves shall be tight for any pressure on standpipe side up to 300 lbs.

10. Approved caps or plugs must be provided to protect the threads of the inlets.

11. The inlet swivels to siamese connection shall be provided with threads to fit the Fire Department hose.

12. The word "STANDPIPE" shall be cast into the top of the body of the siamese or on wall plate, in 1 in. letters not less than 1/8 of an inch in depth.

13. Where there is a fire boat siamese connection in the same system with a land end siamese connection, clapper valves shall be omitted from the land end siamese.

Saving Clause. All rules and regulations previously adopted and conflicting with these rules are hereby rescinded.

WILLIAM E. WALSH, *Chairman.*

WILLIAM J. O'GORMAN, *Secretary.*

MINUTES

(Continued from page 695)

APPEARANCES—

For Applicant: John J. Sheridan.

For Opposition: None.

ACTION OF BOARD—Chairman read engineer's report; plans approved.

THE VOTE TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy

Chief Martin 5
Negative 0
Absent 0

RULES

89-27-SR.

PETITIONER—Board of Standards and Appeals.

SUBJECT—Request to reopen to amend the Rules of Procedure as to posting of signs on properties affected in building zone applications.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Deputy Chief

Martin 4
Negative: Commissioner Guilfoyle..... 1
Absent 0

THE VOTE TO RECONSIDER—

Affirmative: Chairman Walsh, Commissioners Connell and Holland and Deputy Chief

Martin 4
Negative: Commissioner Guilfoyle..... 1
Absent 0

THE VOTE TO REOPEN—

Affirmative: Commissioner Connell..... 1

Negative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy Chief Martin 4
Absent 0

Adjourned 4:20 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	98
Cases filed up to June 20, 1928.....	549	Dismissed	40
Restored to calendar.....	51	Denied	178
		Granted	2
		Granted on condition.....	281
		Appliances approved.....	36
		Appliances dismissed, disapproved or withdrawn....	13
		Rules approved.....	2
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	127	Requests to reopen granted.....	110
Requests to amend.....	28	Requests to reopen denied.....	17
Requests for modification.....	8	Requests to amend granted.....	27
Requests to rescind.....	3	Requests to amend denied.....	0
Requests for extension of time.....	22	Requests for modification granted.....	5
Requests for extension of permit.....	7	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	3
Requests for approval of plans.....	17	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	20
Requests for interpretation.....	3	Requests for extension of time denied.....	2
Total	1484	Requests for extension of permit granted.....	6
Disposed of.....	865	Requests for extension of permit denied.....	1
Cases pending June 20, 1928.....	619	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	16
		Plans disapproved.....	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	3
		Requests withdrawn or dismissed.....	1
		Total	865

MINUTES

*CORRECTION.		mit in a business district the erection and main- tenance of a gasoline service station.	
The minutes of the meeting of the board of standards and appeals held June 12, 1928, as they appeared in Bulletin No. 25, Vol. XIII, are hereby corrected to read as fol- lows:		PREMISES AFFECTED—Southeast corner of Utica avenue and Avenue O, Brooklyn.	
1079-27-BZ.		APPEARANCES—	
APPLICANT—William F. Doyle, for Repp Holding Corp., owner.		For Applicant: William F. Doyle.	
SUBJECT—Application for reopening—amendment of reso- lution—re decision of the fire commissioner, under section 21 of the building zone resolution, to per-		For Opposition: None.	
* Correction—Chief Kenlon substituted for Commissioner Guilfoyle in the affirmative vote.		ACTION OF BOARD—Application reopened and resolu- tion modified.	
		THE VOTE TO REOPEN AND MODIFY RESOLU- TION—	
		Affirmative: Chairman Walsh, Commissioners Connell, Holland and Chief Kenlon.....	
		Negative: Commissioner Guilfoyle.....	
		Absent	

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 27

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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CHIEF JOHN KENLON

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OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, June 26, 1928, 10 a. m.

Minutes of Regular Meeting, June 26, 1928, 2 p. m.

Rules for Testing Wood.

Reserve Calendar.

Elevator Rules.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, July 3, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, July 10, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

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DOCKET.

New Cases Filed up to June 27, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
572-28-BZ.....	B.B.B.....	997-1005 Liberty ave., Bklyn., Applic. 8734-28
571-28-S.....	F.D.....	4014-4016 Park ave., Bx., L. D. 27849
570-28-A.....	F.D.....	2137 Boston rd., Bx., Alt. 222-26
569-28-A.....	F.D.....	1005 E. 180th st., Bx., Alt. 223-26
568-28-BZ.....	T.H.D.....	226 E. 31st st., Bklyn., Alt. 210-28
567-28-BZ.....	B.B.B.....	969-971 Fourth ave., Bklyn., Applic. 9637-28
566-28-A.....	F.D.....	429-435 E. 23rd st., Man., 42333-C
565-28-S.....	F.D.....	239-241 10th ave., Man., L. D. 29068
564-28-A.....	F.D.....	239-241 10th ave., Man., F-29067 & L. F. 30709
563-28-S.....	F.D.....	211 W. 19th st., Man., L. D. 35619
562-28-A.....	F.D.....	1 Liberty st., Bklyn., Alt. 1559-28
561-28-BZ.....	F.D.....	North side of North Bridge st., 82.53 ft. southwest of Walker blvd., Tottenville, Rich., Alt. 1385-28
560-28-A.....	F.D.....	119-123 Varick st., Man., Alt. 1765-28
559-28-S.....	F.D.....	131-133 Lee ave., Bklyn., L. D. 26226
558-28-BZ.....	F.D.....	1664-1678 11th ave., Bklyn., Applic. 10169-28
557-28-BZ.....	F.D.....	2717 Reservoir ave., Bx., Alt. 1104-28
556-28-S.....	F.D.....	58-64 W. 40th st. (6th, 7th, 11th, 12th, 13th, 15th & 16th floors), Man., Viol. 1801-28
555-28-S.....	F.D.....	57-61 W. 38th st., Man., L. D. 37307
554-28-S.....	F.D.....	207-225 Varick st., Man., L. F. 27733
553-28-BZ.....	B.B.B.....	3031-3037 Atlantic ave., Bklyn., Applic. 7941-28
552-28-A.....	F.D.....	880-890 Columbus ave., Man., F-30508
551-28-S.....	F.D.....	880-890 Columbus ave., Man., L. D. 30506
550-28-A.....	F.D.....	309-311 E. 22nd st., Man., F-37758

Restored to Calendar.

969-27-A.....	F.D.....	227-228 West st., Man., L. C. 39345
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CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn

B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, JULY 3, 1928, 2 P. M.

Building Zone Cases.

1266-27-BZ.

APPLICANT—Patrick J. Murray, for Gershell Realty Corp., owner.

PREMISES—Northeast corner of Northern boulevard and 196th street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a residence district and partly in a business district, the erection and maintenance of a gasoline service station.

1353-27-BZ.

APPLICANT—Edwin M. Bohm, for Ames Transfer Co., owner.

PREMISES—3441-3461 Kingsbridge avenue and 250-258 West 236th street, southwest corner, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

18-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, substituted for Cohen & Cohen, for Leo Silver Co., Inc., owner.

PREMISES—1870-1878 East Tremont avenue and 1591-1599 White Plains road, southwest corner, The Bronx.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

73-28-BZ.

APPLICANT—John J. Dunnigan, for The Bernbro Realty Corp., owner.

PREMISES—Northeast corner of Corlear avenue and West 230th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

124-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, for John R. Lee, owner.

PREMISES—6419-6425 New Utrecht avenue, northeast corner of 65th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

146-28-BZ.

APPLICANT—William F. Doyle, for S. S. Kresge Co., lessee for long term, over thirty years.

PREMISES—1416-1420 Kings Highway, south side, 42.42 ft. west of East 15th street, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building.

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156-28-BZ.

APPLICANT—William F. Doyle, for Hugh Clark, owner.
PREMISES—287-291 Prospect avenue, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station and, also, a garage for the storage of more than five (5) motor vehicles.

159-28-BZ.

APPLICANT—William F. Doyle, for Hyman Chipkin and Meyer Chipkin, owners.

PREMISES—796-804 Park avenue, Brooklyn.

APPLICATION, under sections 6, 7a, 7b, 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles.

510-27-BZ.

APPLICANT—McCooley & Conroy, substituted for Philip J. Sinnott, for Alden Terrace Corp., owner.

PREMISES—Southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

522-28-BZ.

APPLICANT—Victor C. Farrar, for Columbia Riding Club, Inc., owner.

PREMISES—48-68 West 100th street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and a stable for more than five (5) horses.

JULY 3, 1928, 10 A. M.

Appeals from Administrative Orders.

1341-27-A—Foot of Marine street, City Island, The Bronx.

174-28-A—13-21 Park Row and 13 Ann street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 3, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 120-28-BZ—Application, February 7, 1928, under sections 7c and 21 of the building zone resolution, of A. J. Burns, applicant, on behalf of Homack Construction Corp., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a building for business use on first story and residence use above; premises north side of Lake street (41st avenue), 149 ft. east of Louona avenue (National avenue), southeast corner of Roosevelt avenue (Grand avenue) and Louona avenue (National avenue), Corona, Borough of Queens.

CAL. NO. 98-28-BZ—Application, February 2, 1928, under section 21 of the building zone resolution, of Denis A. Harrington, Jr., applicant, on behalf of Hannah McMonagle, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 866-874 Rogers avenue, west side, 91 ft. 2 in. north of Snyder avenue, Brooklyn.

CAL. NO. 416-28-BZ—Application, May 2, 1928, under section 21 of the building zone resolution, of Fred F. French Co., applicant, on behalf of Tudor City Seventh Unit, Inc., lessee, for Renoclaf Realty Corp., owner, to permit in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street wall in excess of the height permitted under the zone resolution; premises 312-324 East 42nd street, south side, 175 ft. east of Second avenue, Manhattan.

CAL. NO. 569-27-BZ—Application, May 20, 1927, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Delaney & Otten Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southeast corner of Fourth avenue and 12th street, Brooklyn.

CAL. NO. 1322-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 1327-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John Restivo, owner, to permit in a residence district the maintenance of a building occupied in part of the first story as a store and as dwellings above; premises 1421 Needham avenue, north side, 226.20 ft. east of Fish avenue, The Bronx.

CAL. NO. 1329-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Jerome-Van Wyck, Inc., owner, to permit in a business district the erection and maintenance of a gaso-

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line service station; premises 137-08 101st avenue and 101-05 Van Wyck boulevard, southeast corner, West Jamaica, Borough of Queens.

CAL. NO. 93-28-BZ—Application, February 1, 1928, under sections 7b and 21 of the building zone resolution, of Robert Gottlieb, applicant, on behalf of Adolph Weg, owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3880-3886 Park avenue, east side of Park avenue, 109.72 ft. south of East 172nd street, The Bronx.

CAL. NO. 116-28-BZ—Application, February 7, 1928, under sections 7g and 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Clifbert Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 865-877 Ralph avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

JULY 3, 1928, 2 P. M.

Petitions for Variations.

- 28-28-S—515 West 29th street, Manhattan.
- 111-28-S—23-25 Lafayette street (sixth story, west), Brooklyn.
- 152-28-S—1384-1388 Broadway, Manhattan.
- 1223-27-S—199 Sackett street and 192-196 Degraw street, Brooklyn.
- 1233-27-S—25 West 35th street, Manhattan.
- 1346-27-S—25-27 West 56th street and 24-26 West 57th street, Manhattan.
- 110-28-S—53-63 Park Row, Manhattan.
- 115-28-S—302 Prospect Park West, Brooklyn.
- 123-28-S—52 West 22nd street, Manhattan.
- 158-28-S—113-121 West 20th street, Manhattan.
- 169-28-S—2328 Broadway, Manhattan.
- 171-28-S—12-14 West 32nd street, Manhattan.
- 173-28-S—114-116 East 25th street, Manhattan.
- 191-28-S—240 East 28th street, Manhattan.
- 192-28-S—338 East 31st street, Manhattan.

CALL OF CLERK'S CALENDAR
TUESDAY, JULY 10, 1928, AT 2 P. M.

Building Zone Cases.

- 1350-27-BZ.
APPLICANT—Frederick J. Flynn, for Infried Realty, Inc., owner.
PREMISES—2100-2110 Jerome avenue, east side, 225.51 ft. south of East 181st street, The Bronx.
APPLICATION, under sections 7e and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
- 45-28-BZ.
APPLICANT—John J. Dunnigan, for Marles Realty Corp., owner.

PREMISES—2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

100-28-BZ.

APPLICANT—John J. Dunnigan, for Louis Kraft, owner.
PREMISES—2138 Westchester avenue, south side, 347.20 ft. west of Castle Hill avenue, The Bronx.

APPLICATION, under section 7e of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

114-28-BZ.

APPLICANT—Byrnes & Buckley, for Louis Tafano, owner.

PREMISES—109-07-109-17 101st avenue (4453-4459 Jerome avenue), Richmond Hill, Borough of Queens.

APPLICATION, under sections 7e and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

127-28-BZ.

APPLICANT—Bator Realty Corp., owner.
PREMISES—West side of Webster avenue, 151.34 ft. north of East Mosholu Parkway North, The Bronx.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

162-28-BZ.

APPLICANT—Gronenberg & Leuchtag, for Frank Volz, owner.

PREMISES—4446-4448 Broadway, Manhattan.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

186-28-BZ.

APPLICANT—Samuel Rosenblum, for George Ehret Realty Corp., owner.

PREMISES—2165 Amsterdam avenue and 462-470 West 167th street, southeast corner, Manhattan.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

200-28-BZ.

APPLICANT—Liebler Brothers, owners.
PREMISES—218-224 West 230th street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

1144-27-BZ.

APPLICANT—Marben Realty Corp., owner.
PREMISES—Southeast corner of Cedar avenue and West 179th street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,

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TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

1215-27-BZ.

APPLICANT—Alfred J. Boulton, substituted for Jacob Lubroth, Inc., for Roseth Realty Co., owner.

PREMISES—342-352 Coney Island avenue, Brooklyn.

APPLICATION, under section 7g of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously dismissed for lack of prosecution).

265-28-BZ.

APPLICANT—William F. Doyle, for Flostrand Realities, Inc., owner.

PREMISES—West side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

329-28-BZ.

APPLICANT—William F. Doyle, for Golran Realty Corp., owner.

PREMISES—Northwest corner of Van Cortlandt avenue and Bailey avenue (Orloff avenue), The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a tenement house with stores on the first story.

330-28-BZ.

APPLICANT—William F. Doyle, for Golran Realty Corp., owner.

PREMISES—Northwest corner of Sedgwick avenue and Van Cortlandt avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a tenement house with stores on the first story.

JULY 10, 1928, 10 A. M.

Appeals from Administrative Orders.

1277-27-A—132-136 Academy street, Long Island City, Borough of Queens.

1318-27-A—2-30 Lorraine street, Brooklyn.

1349-27-A—2040-2052 Broadway, Manhattan.

119-28-A—664-666 Bushwick avenue, west side, 5 ft. 7 in. south of Myrtle avenue, Brooklyn.

142-28-A—36-42 West 47th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 10, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1298-27-BZ—Application, December 14, 1927, under sections 7b and 21 of the building zone resolution, of W. D. J. McCarthy, applicant, on behalf of Charles H. Hallock, owner, to permit the extension, from an unrestricted district into a business district, of a proposed build-

ing to be used as a gasoline service station and as a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Roosevelt avenue (Greenpoint avenue) and 51st street (Stone street), Woodside, Borough of Queens.

CAL. NO. 97-28-BZ—Application, February 1, 1928, under section 21 of the building zone resolution, of Elizabeth Jackman, applicant and owner, to permit in a residence district the erection and maintenance of a chicken slaughter house; premises 102 Tapscott avenue, west side, 31 ft. 8 $\frac{5}{8}$ in. south of East 93rd street, Brooklyn.

CAL. NO. 88-28-BZ—Application, January 31, 1928, under sections 7g and 21 of the building zone resolution, of William F. Regan, applicant, substituted for Thomas B. Connelly, on behalf of Alex Tyszlowski, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Sutphin boulevard and Brinkerhoff avenue, Jamaica, Borough of Queens.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 47-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Adolph Weg, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast intersection of Bailey avenue and Bailey place, The Bronx.

CAL. NO. 1014-27-BZ—Application, September 16, 1927, under section 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Rachel Salit and Pepie Kornreich, owners, to permit in a business district the erection and maintenance of a gasoline service station (previously dismissed for lack of prosecution); premises 61-65 Quentin road and 176-188 Kings Highway, southwest corner of West 11th street, Brooklyn.

CAL. NO. 1254-27-BZ—Application, November 30, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Smith-Stuart Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of White Plains avenue and Westchester avenue, The Bronx.

CAL. NO. 1325-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of AWK Realty Corp., applicant and owner, to permit in a business dis-

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strict the erection and maintenance of a gasoline service station; premises 1800 Bronxdale avenue, northwest corner of Morris Park avenue, The Bronx.

CAL. NO. 66-28-BZ—Application, January 25, 1928, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of Mary M. Shepherd, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 205-43 Hollis avenue and 109-42 Cross Island boulevard (Rosedale boulevard, 206th street), northwest corner, Hollis, Borough of Queens.

CAL. NO. 91-28-BZ—Application, January 31, 1928, under sections 7b and 7c of the building zone resolution, of Weeks Avenue Construction Co., Inc., applicant and owner, to permit the extension, from a business district into a residence district, of a proposed business building; premises 80-84 East 161st street and 850-864 Gerard avenue, southeast corner, The Bronx.

CAL. NO. 92-28-BZ—Application, February 1, 1928, under section 21 of the building zone resolution, of George F. Niebling, Jr., applicant, on behalf of Charles H. Zenner, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 6919 Woodhaven boulevard, southeast corner of Central avenue, Glendale, Borough of Queens.

CAL. NO. 106-28-BZ—Application, February 3, 1928, under section 21 of the building zone resolution, of Horn & Ligeti, applicants, on behalf of Abraham Laschower, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 357-365 Beach 71st street and 7101-7105 Amstel boulevard, southwest corner, Arverne, Borough of Queens.

CAL. NO. 113-28-BZ—Application, February 6, 1928, under section 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Mary Rodriguez, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1615 White Plains road, west side, 47.21 ft. south of Baker avenue, The Bronx.

CAL. NO. 118-28-BZ—Application, February 7, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Mosca Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Rockaway boulevard and Sutphin boulevard, Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

JULY 10, 1928, 2 P. M.

Petitions for Variations.

1276-27-S—132-136 Academy street, Long Island City, Borough of Queens.

163-28-S—259-273 Tenth avenue and 502 West 26th street, Manhattan.

193-28-S—815 East 136th street, The Bronx.

376-28-S—38-40 West 15th street, Manhattan.

388-28-S—562 Fifth avenue and 1 West 46th street, northwest corner, Manhattan.

Appliances Submitted for Approval.

60-28-SA—Tuthill Model "B" Fuel Oil Pump, approval of.

187-28-SA—Faraday Model Single Stroke Solenoid 110 Volt D.C. Fire Alarm Gong, approval of.

188-28-SA—Faraday Waterflo Alarm Panel, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, JULY 17, 1928, 2 P. M.

Building Zone Cases.

49-28-BZ.

APPLICANT—Harry Rutheiser, for Gotham Realty Corp., owner.

PREMISES—1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above.

101-28-BZ.

APPLICANT—John J. Dunnigan, for Ahneman & Younkheere, Inc., owner.

PREMISES—3402 Bailey avenue, east side, 761.43 ft. north of Summit place, The Bronx.

APPLICATION, under sections 7e and 7c of the building zone resolution,

TO PERMIT in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the required rear yard.

149-28-BZ.

APPLICANT—Peter Spinoso, for Kathryn F. Sheridan, owner.

PREMISES—261 Potter avenue, north side, 51 ft. east of Second avenue, Astoria, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

178-28-BZ.

APPLICANT—Rosenson & Lorence, for Charles Uhlinger, owner.

PREMISES—2-6 Herbert street and 153-159 Richardson street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

180-28-BZ.

APPLICANT—John J. Dunnigan, for Horace Smith, owner.

PREMISES—410 City Island avenue, east side, 100.41 ft. north of Ditmars street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.

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221-28-BZ.

APPLICANT—Edward P. Doyle, for William A. Sullivan, owner.

PREMISES—176-17 to 176-25 Baisley boulevard and 120-12 to 120-28 Merrick boulevard, St. Albans, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

222-28-BZ.

APPLICANT—William F. Doyle, for Angelina R. Schad, owner.

PREMISES—1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

223-28-BZ.

APPLICANT—Emil Guterman, for Edward J. Foy, owner.

PREMISES—North side of Skillman avenue, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

230-28-BZ.

APPLICANT—John J. Dunnigan, for The Billbuck Co., Inc., owner.

PREMISES—East side of Third avenue, 25 ft. north of East 187th street, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

232-28-BZ.

APPLICANT—McCooley & Conroy, for Nostrand Holding Corp., owner.

PREMISES—445 Empire boulevard, north side, 202 ft. 25/8 in. east of New York avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

JULY 17, 1928, 10 A. M.

Appeals from Administrative Orders.

151-28-A—2-10 South 2nd street, south side, 179.05 ft. west of Kent avenue, Brooklyn.

161-28-A—43-43 Vernon boulevard, Long Island City, Borough of Queens.

210-28-A—668 Eighth avenue, Manhattan.

969-27-A—227-228 West street, Manhattan.

76-28-A—24-73 Kindrid street, Astoria, Borough of Queens.

77-28-A—24-11 24th street, Long Island City, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 17,*

1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1339-27-BZ—Application, December 23, 1927, under section 21 of the building zone resolution, of Harry Urquhart, applicant, on behalf of Israel Rosenblum, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1605-1611 Coney Island avenue, Brooklyn.

CAL. NO. 68-28-BZ—Application, January 26, 1928, under section 21 of the building zone resolution, of Thomas W. Lamb, applicant, substituted for John Eberson, on behalf of Wilthan Realty Corp., owner, to permit the extension, from a business district into a residence district, of a proposed theatre building; premises 1230-1248 Third avenue, 183-187 East 71st street and 182-184 East 72nd street, Manhattan.

CAL. NO. 83-28-BZ—Application, January 28, 1928, under section 21 of the building zone resolution, of Harry M. Peyser, applicant, on behalf of Abraham L. Cohen, owner, to permit in a business district the erection and maintenance of a motor vehicle repair shop; premises 1239 East New York avenue, Brooklyn.

CAL. NO. 122-28-BZ—Application, February 8, 1928, under section 21 of the building zone resolution, of Nathan D. Shapiro & Brothers, applicants, on behalf of David Katz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.

CAL. NO. 144-28-BZ—Application, February 16, 1928, under section 21 of the building zone resolution, of McCooley & Conroy, applicants, on behalf of Prospect Plaza Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 348-358 Empire boulevard, south side, 60 ft. east of Nostrand avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

JULY 17, 1928, 2 P. M.

Petitions for Variations.

126-28-S—98-100 Nott avenue, Long Island City, Borough of Queens.

215-28-S—176 Park Row, Manhattan.

216-28-S—368 Canal street, Manhattan.

218-28-S—1793-1799 Jerome avenue, The Bronx.

224-28-S—48 West 46th street, Manhattan.

225-28-S—50 West 46th street, Manhattan.

229-28-S—328 Broome street, Manhattan.

241-28-S—540-550 West 58th street, Manhattan.

249-28-S—146 East 53rd street, Manhattan.

JULY 24, 1928, 10 A. M.

Appeals from Administrative Orders.

155-28-A—55 John street and 4-6 Dutch street, Manhattan.

CALENDAR

190-28-A—3607-3609 Queens boulevard, Long Island City, Borough of Queens.
 219-28-A—207-213 West 49th street and 1619 Broadway, Manhattan.
 227-28-A—1211 Second avenue, Manhattan.
 248-28-A—168-37 Hillside avenue, Jamaica, Borough of Queens.

JULY 27, 1928, 2 P. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday afternoon, July 27, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1356-27-BZ—Application, December 31, 1927, under sections 7c and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of John A. R. Duntze, owner, to permit, partly in a business district and partly in a residence district, also extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 135-147 East 22nd street, east side, 275 ft. 6 $\frac{7}{8}$ in. south of Tilden avenue, Brooklyn.

CAL. NO. 1261-27-BZ—Application, December 1, 1927, under section 21 of the building zone resolution, of Arverne Bay Construction Co., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station and, also, a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Euclid avenue and Glenmore avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 11, 1928, 10 A. M.

Appeal from Administrative Order.

1313-27-A—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 11, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 48-28-BZ—Application, January 18, 1928, under sections 7g and 21 of the building zone resolution, of Schreiber, Collins, Myers & Buchter, applicants, on behalf of Fort Lee Ferry Garage Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 228-232 Nagle avenue, Manhattan.

CAL. NO. 71-28-BZ—Application, January 26, 1928, under sections 7e and 21 of the building zone resolution, of Max Handel, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.

CAL. NO. 1283-27-BZ—Application, December 8, 1927, under section 21 of the building zone resolution, of Robert E. Maloney, applicant, on behalf of Edlar Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

WILLIAM E. WALSH, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 26, 1928

Present: Commissioner Connell, Acting Chairman, Commissioners Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held Tuesday morning, June 19, 1928, and the minutes of the regular meeting of the board held Tuesday afternoon, June 19, 1928, were approved as printed in the Bulletin, No. 26, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

1313-27-A.

APPELLANT—Philip J. Sinnott, for Edlar Realty Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

APPEARANCES—

For Appellant: Philip J. Sinnott and Robert G. Calder.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to September 11, 1928, at 10 a. m., pending receipt of statement from Board of Education.

96-28-A.

APPELLANT—Goodhue Livingston, for Equitable Trust Co., owner.

SUBJECT—Appeal from order of the superintendent of buildings.

PREMISES AFFECTED—11-23 Broad street, 51-55 Exchange place and 35 Wall street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood and George W. Jacoby.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Absent: Chairman Walsh.....	1

MINUTES

THE RESOLUTION—

(96-28-A)

WHEREAS, Goodhue Livingston, for Equitable Trust Co., owner, filed, February 1, 1928, an appeal from a decision of the superintendent of buildings, affecting premises 35 Wall street, 51-55 Exchange place and 11-23 Broad street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered January 4, 1928 (Violation Order No. 40-1928), reads:

"Number 35 Wall St.; 51-55 Exchange Place; 11-23 Broad St. does not conform to Section 356 of the Building Code in these respects:

"In that of installing wood trim on the ceiling of corridor on first story, contrary to law."

and

WHEREAS, the building is fireproof, thirty-eight stories in height, irregular in shape, having a frontage of 163 ft. 8 in. on Broad street, 28 ft. 2 3/4 in. on Wall street and 151 ft. 1 in. on Exchange place; OCCUPIED: 1st story, bank and stores; upper stories, offices, approximately 65 persons per story; and

WHEREAS, wood trim (approximately 1,660 sq. ft. in area) has been installed on the ceiling of the Broad street corridor on the first story of the building covering the fireproofing of the "T" beams to imitate a beamed ceiling effect; the ceiling between the beams is plaster; and

WHEREAS, appellant contends that this corridor is but one of five entrances to the building and that twenty-two samples of the fireproof chestnut used in the ceiling decoration were tested by the Columbia University laboratories under the supervision of a building department engineer and were officially approved by the bureau of buildings.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the appeal be and it hereby is denied.

128-28-A.

APPELLANT—Samuel Rosenblum, for Florabess Realty Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—761 Third avenue, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

THE RESOLUTION—

(128-28-A)

WHEREAS, Samuel Rosenblum, for Florabess Realty Co., Inc., owner, filed, February 10, 1928, an appeal from an order of the fire commissioner affecting premises 761 Third avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 21, 1928 (Order No. 31749-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch with necessary check valves and 2 1/2 inch regulation Fire Department outlets.

"Each outlet to be provided with a sufficient amount of 2 1/2 inch standard hose not exceeding 100 feet and in lengths not greater than 50 feet."

and

WHEREAS, the building, facing on two street fronts, is non-fireproof, the main building being one story (16 ft.) in height (there being a two-story (29 ft.) section at the northerly front), 79 ft. 2 in. by 200 ft. 1 1/2 in. (approximately 15,800 sq. ft.) in area on the first story and 23 ft. 9 in. by 39 ft. 6 in. (approximately 930 sq. ft.) in area

on the second story; subdivided into three sections by fore and aft brick walls with openings therein; the opening in the northerly partition wall (which opening is not in use) being blocked up by wood boards on the north side and having a metal-covered wood door on the other side; the openings in the two other walls being unprotected; OCCUPIED: 1st story, manufacture of machinery and metal goods, 25 persons; 2nd story, office, 1 person; and

WHEREAS, appellant contends that the building is accessible from two street fronts; that it is low in height and subdivided into subsections by brick walls; that the occupancy is not hazardous and that water pails are distributed throughout the premises.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the three openings in the dividing walls shown on the plans filed in the appeal shall be equipped with self-closing, fireproof doors; that no other openings shall be permitted in the two dividing walls; that the building shall not be increased in height, area or dimension, and granted only so long as conditions as to occupancy and use remain substantially unchanged.

112-28-A.

APPELLANT—C. W. Burke, for New York Rapid Transit Corp., lessee.

SUBJECT—Appeal from decision of the fire commissioner. PREMISES AFFECTED—170-194 Avenue X, Brooklyn.

APPEARANCES—

For Appellant: J. A. Boland and C. W. Burke.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

THE RESOLUTION—

(112-28-A)

WHEREAS, C. W. Burke, for New York Rapid Transit Corp., lessee, filed, February 6, 1928, an appeal from a decision of the fire commissioner, affecting premises 170-194 Avenue X, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered October 25, 1927 (Plan No. 2313-27), reads:

"2. A separate fill pipe must be provided for each fuel oil tank.

"18. Room or rooms in which oil burning devices are installed shall be cut off from the rest of the building by fireproof partitions and such rooms shall have the entrance from the street, court or yard only and shall be ventilated to the outer air."

and

WHEREAS, the premises consist of a large plot (58 acres) with one-story adjoining buildings of steel and brick construction, having interconnecting doorways; OCCUPIED as a repair shop for cars of the New York Rapid Transit Corporation; and

WHEREAS, the appellant claims that a fuel oil burning system has been installed consisting of two 5,250-gallon storage tanks buried outside, connected by piping to eleven burners located in the foundry and blacksmith shop and five burners in the babbitt shop using Grade A fuel oil; as to Item 2, that there are two fill pipes, one for wagon delivery and one for car delivery; both fill pipes lead to controlling valves which may supply oil to one tank, the other tank being entirely cut off; as to Item 18, that the buildings in which the burners are located are of fireproof construction, fireproof doors, and properly ventilated; that due to the large area of the building and nature of the work it would be impractical to cart all repair work out into the street and back again.

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Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 2 of objections to Plan No. 2313-27, *on condition* that each tank shall be controlled by a valve immediately above the tank, and *granted*, as to Item 18, *on condition* that the room adjoining the room in which the oil burners are installed shall be used solely for the storage of electric car trucks and motors, and that all openings in the dividing wall shall be equipped with self-closing, fire-proof doors and that the fuel oil rules shall be complied with in all other respects.

136-28-A.

APPELLANT—William F. Doyle, for Courtlef Realty Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—263-281 Seventh avenue, 165-173 West 25th street, and 158-162 West 26th street, Manhattan.

APPEARANCES—

For Appellant: William T. Doyle.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

4

Negative

0

Absent: Chairman Walsh.....

1

THE RESOLUTION—

(136-28-A)

WHEREAS, William F. Doyle, for Courtlef Realty Corp., owner, filed, February 14, 1928, an appeal from an order of the fire commissioner, affecting premises 263-281 Seventh avenue, 165-173 West 25th street and 158-162 West 26th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 16, 1928 (Plan No. 4263), reads:

"1. As plans indicate height of building is in excess of 300 feet provide an intermediate tank for each 300 feet or fraction thereof except where the fraction does not exceed 50 feet, approved outlet reducers may be provided so that the pressure will not exceed 80 lbs. per square inch at any outlet as per rule 35.

"2. Additional outlets with sufficient hose must be installed, where the maximum length (100') of hose permitted at present outlets does not protect the entire floor area as per rule 31."

and

WHEREAS, the building is fireproof, twenty-six stories (302 ft. 8½ in.) in height, having a frontage of 197 ft. 6 in. on Seventh avenue, 115 ft. on West 25th street and 111 ft. 4 in. on West 26th street, an area of approximately 22,000 sq. ft.; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and tenant factories, 280 persons per story; and

WHEREAS, appellant contends that the standpipe system consists of an 18,000-gallon gravity tank, a 5,000-gallon suction tank and a 750-gallons-per-minute fire pump located in the cellar; siamese connections at the street fronts of the building; an 8-inch riser in the main stairway with 100 ft. of hose at the outlet on each story from the basement to the 26th story, inclusive; an 8-inch riser in the fire tower with hose, not exceeding 125 ft. in length at the outlet on each story from the basement to 17th story, inclusive, and 100 ft. of hose at the outlet on each story from the 18th to the 26th stories, inclusive; and

WHEREAS, appellant contends that the height of the building is but slightly in excess of 300 ft.; that the additional 25 ft. of hose plus the hose stream allowance will cover all portions of the floor area; appellant contends, further, that the building will be equipped with an automatic sprinkler system.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 1, and *granted*, as to Item 2, *on condition* that the building shall not be increased in height, area or dimension and that the standpipe rules shall be complied with in all other respects.

BUILDING ZONE CASES

47-28-BZ.

APPLICANT—John J. Dunnigan, for Adolph Weg, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast intersection of Bailey avenue and Bailey place, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: J. W. Zior, Louis G. Friess, Mary A. Ventarola and George Abel.

ACTION OF BOARD—Laid over to July 10, 1928, at 10 a. m., for inspection and report by a committee of board.

1339-27-BZ.

APPLICANT—Harry Urquhart, for Israel Rosenblum, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1605-1611 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: D. G. Albert.

For Opposition: Joseph I. Erenstoft, Morris Gerber and Charles Burston.

ACTION OF BOARD—Laid over to July 17, 1928, at 10 a. m., on request of applicant's representative.

1356-27-BZ.

APPLICANT—Alfred J. Boulton, for John A. R. Duntze, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district, also extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—135-147 East 22nd street, east side of East 22nd street, 275 ft. 6⅞ in. south of Tilden avenue, Brooklyn.

APPEARANCES—

For Applicant: Alfred J. Boulton and Joseph W. O'Donnell.

For Opposition: T. H. Roberts, George F. Bender, H. Eames and Susan Digeso.

ACTION OF BOARD—Laid over to July 27, 1928, at 2 p. m., on request of applicant.

48-28-BZ.

APPLICANT—Schreiber, Collins, Myers and Buchter, for Fort Lee Ferry Garage Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

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PREMISES AFFECTED—228-232 Nagle avenue, Manhattan.

APPEARANCES—

For Applicant: Herman Schrier.

For Opposition: Thomas F. Mullaney, Joseph S. Gilbert, E. Halla and Mrs. A. Malone.

ACTION OF BOARD—Laid over to September 11, 1928, at 10 a. m., on request of applicant's representative.

71-28-BZ.

APPLICANT—Max Handel, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.

APPEARANCES—

For Applicant: Samuel Goldstein.

For Opposition: Max Vrijler, M. Raigman and David A. Diamond.

ACTION OF BOARD—Laid over to September 11, 1928, at 10 a. m., on request of applicant's representative.

97-28-BZ.

APPLICANT—Elizabeth Jackman, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a chicken slaughter house.

PREMISES AFFECTED—102 Tapscott avenue, west side, 31 ft. 8 5/8 in. south of East 93rd street, Brooklyn.

APPEARANCES—

For Applicant: A. E. Klapper, on application for adjournment, but absent on hearing when case was called.

For Opposition: Nathan Bernstein, J. W. Penny, Nat C. Helman, Alexander A. Doblin and J. P. Coffin.

ACTION OF BOARD—Request to lay over application denied. Motion to dismiss for lack of prosecution on account of no appearance for applicant at the call of the case laid over to July 10, 1928, at 10 a. m., for full vote of board.

THE VOTE TO DISMISS—

Affirmative: Acting Chairman Connell, Commissioner Holland and Chief Kenlon..... 3
Negative: Commissioner Guilfoyle..... 1
Absent: Chairman Walsh..... 1

98-28-BZ.

APPLICANT—Dennis A. Harrington, Jr., for Hannah McMonagle, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—866-874 Rogers avenue, west side, 91 ft. 2 in. north of Snyder avenue, Brooklyn.

APPEARANCES—

For Applicant: Edward Fiencke.

For Opposition: Joseph F. Curren.

ACTION OF BOARD—Application to withdraw laid over to July 3, 1928, at 10 a. m., pending filing of authorization papers by applicant's representative.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

THE VOTE TO RECONSIDER AND LAY OVER—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

Adjourned at 12.45 p. m.

WILLIAM J. O'GORMAN, Secretary.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 26, 1928

Present: Commissioner Connell, Acting Chairman, Commissioners Holland and Guilfoyle and Chief Kenlon.

APPEALS FROM ADMINISTRATIVE ORDERS

969-27-A.

APPELLANT—Cornell Utilities Co., Inc., for J. Hamburger Co., Inc., owner.

SUBJECT—Application for reopening—reconsideration, having been previously denied—re appeal from order of the fire commissioner.

PREMISES AFFECTED—227-228 West street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

ACTION OF BOARD—Appeal reopened and set for hearing July 17, 1928, at 10 a. m.

THE VOTE TO REOPEN—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

205-28-A.

APPELLANT—New York Combustion Co., for The Anthony Co., lessee.

SUBJECT—Appeal from decision of the fire commissioner. PREMISES AFFECTED—138 West avenue, Long Island City, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

BUILDING ZONE CASES

1283-27-BZ.

APPLICANT—Robert W. Maloney, for Edlar Realty Corporation, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

MINUTES

PREMISES AFFECTED—1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

APPEARANCES—

For Applicant: Edward F. Maloney.

For Opposition: Albert Weiss, Rev. John W. Westerman and Morris Boehner.

ACTION OF BOARD—Laid over to September 11, 1928, at 10 a. m., on request of applicant.

1305-25-BZ.

APPLICANT—Harry Landy, for Love Lane Garage Corp., owner.

SUBJECT—Application for reopening—restoration to calendar, having been previously withdrawn—re application (decision of superintendent of buildings) under sections 7-e and 21 of the building zone resolution, to permit in a business district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—46-50 Love Lane, northwest corner of College place, Brooklyn.

APPEARANCES—

For Applicant: Jacob Langfur.

For Opposition: John J. Barry, Edward G. O'Neill and H. Greenspan.

ACTION OF BOARD—Application to reopen denied.

THE VOTE TO REOPEN—

Affirmative: Commissioner Guilfoyle..... 1

Negative: Acting Chairman Connell, Commissioner Holland and Chief Kenlon..... 3

Absent: Chairman Walsh..... 1

1175-27-BZ.

APPLICANT—Port Richmond Lodge No. 135, Loyal Order of Moose, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building occupied in part for business purposes.

PREMISES AFFECTED—110 Park avenue, Port Richmond, Borough of Richmond.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

1015-27-BZ.

APPLICANT—John J. Dunnigan, for Estate of McEvers Bayard Brown, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7(e) and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: Meyer Kaplan.

ACTION OF BOARD—Laid over to July 10, 1928, at 10 a. m., for full vote of board.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland, Guilfoyle and Chief Kenlon..... 3

Negative: Acting Chairman Connell..... 1

Absent: Chairman Walsh..... 1

380-27-BZ.

APPLICANT—Irving Seelig, for S. Dietz, owner.

SUBJECT—Application for reopening—extension of time in which to obtain permits—re application (decision of superintendent of buildings) under sections 7-g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—304-322 Brighton Beach ave., Brooklyn.

APPEARANCES—

For Applicant: John Miller.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to obtain permits.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(380-27-BZ)

WHEREAS, Irving Seelig, for S. Dietz, owner, filed, April 11, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 304-322 Brighton Beach avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 31, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Brighton Beach avenue, East 3rd street and East 4th street are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered March 21, 1927 (App. No. 4172-1927), reads:

"Proposition contrary to the Zone Resolution Art. II, Sec. 4(a), Subdivision 15. The erection of a building to be used in part as a public garage for more than five motor vehicles.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 158 ft. 2 in. and a depth of 112 ft. and 104 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, applicant filed 62.41 per cent of consents of owners of property deemed affected by the board and was precluded from obtaining 80 per cent because property owners on the north side of Brighton Beach avenue, precluded by restrictive covenants against garage use in their deeds, refuse to subscribe to this proposed variation, and the board considered the project in the nature of a public and local convenience and that to require strict compliance with section 7g, owing to inability to obtain further consents would work an unnecessary hardship in the development of the property; and

WHEREAS, this application was granted by the board at its meeting, May 31, 1927, on certain conditions, and applicant requested a modification of the time limit imposed.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the structure shall not exceed in height a building more than two stories above grade and shall be constructed fireproof throughout; that the gable walls shall be unpierced throughout their entire height and length, other than an emergency exit not exceeding a width of 3 ft. 8 in. to the rear on each gable wall; that the frontage on Brighton Beach avenue, first story, other than two vehicular exits and entrances,

MINUTE

shall be restricted to the use and occupancy of stores, retail shops or mercantile business, for a depth of not less than 25 ft.; that the rear yard requirements shall be complied with at the second story level at the rear of the building; that the front elevation shall be finished in face brick with architectural terra cotta or stone trimmings, substantially in accordance with the design of the front elevation filed in this case; that there shall be no roof signs erected or maintained; that there shall be no advertising display or signs on the gable or rear walls; that any skylights installed shall be glazed with plain glass protected with wire guards above and below; that any gasoline storage equipment installed shall be located within the building and that no portable gasoline tanks shall be operated or maintained on any part of the premises nor on the street in front of same; that all required permits shall be obtained within four months and the work completed within six months from the date of this action—June 26, 1928.

AREA FIXED.

(510-28-BZ)

The chairman read a communication from Philip Freshman, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles and also the installation of a gasoline service station; premises 15-23 Bay Ridge avenue, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Bay Ridge avenue from Shore road to a point 400 ft. east of premises in question; both sides of Owl's Head Court from Bay Ridge avenue to 68th street; also both sides of 68th street from a point 100 ft. west of Owl's Head Court to a point 100 ft. east of Owl's Head Court.

Adjourned 4.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

RULES

RULES FOR THE TESTING OF WOOD

Pursuant to the Provision of Section 356 of Chapter 5 of the Code of Ordinances (Building Code).

(639-27-SR)

Adopted by the Board of Standards and Appeals July 22, 1927. Amended March 16, 1928.

Rule 1. Before any wood may be used for flooring or interior trim where incombustible materials are required under the provisions of section 356 of the Building Code, the superintendent of buildings must be notified promptly upon the delivery at the job of a consignment of such material. One test sample for each 2,000 feet of material will then be selected by a representative of the Bureau of Buildings, marked for identification, and forwarded to the testing laboratory, where, under the supervision of the superintendent of buildings or his representative, the samples shall be subjected to the following tests:

Before making tests of all specimens for testing shall be oven dried at a temperature of 140° F. to a point where there is no further loss of weight due to evaporation of moisture content.

A. SHAVING TEST—A mass of shavings cut fairly thick from the outside and interior of sticks of the treated wood are to be tested separately. These shavings shall be placed to a depth of two inches in a metal vessel twelve inches square, the bottom of which shall consist of a wire screen of ½ inch mesh. The shavings shall be packed down moderately to reduce the air spaces. A Bunsen yellow flame shall then be placed beneath the receptacle so that the flame is in contact with the shavings. After twenty-five seconds the flame shall be removed. The flame at no time should show higher than six inches above the top of the bed of shavings and the shavings should not be consumed in less than five minutes.

B. TIMBER TEST. Two samples ¾ inch by 1½ inches in cross section and twelve inches long shall be

laid side by side across the top of a gas crucible furnace with a pyrometer between them. The specimens shall be subjected to a flame at 1700 deg. Fahrenheit for two minutes, the test pieces shall then be removed, and the time of duration of flame and glow observed. The sticks shall then be cut through the middle at the most burned section and the area of the unburned wood measured with a planimeter. The flame must not persist longer than 15 seconds nor the glow longer than 20 seconds, and, in the case of hard woods, the unburned area should not be less than 55 per cent., nor in the case of soft woods less than 45 per cent.

C. CRIB TEST—Twenty samples are to be prepared, each ½ inch square and 6 inches long. These shall be built up on a ring support to form a crib work five tiers high, four sticks to a tier, making the crib six inches by six inches and approximately 2½ inches high. The crib shall be set six inches above a Bunsen burner to which the crib shall be exposed for a period of one minute at a temperature approximating 1200 deg. Fahrenheit. The flame must not persist more than twenty seconds after the Bunsen burner is removed, nor the glow last more than thirty seconds. The tendency of the flame to spread from stick to stick must also be noted.

Rule 2. All of the above tests shall be at the expense of the owner or contractor or other interested party.

If the tests are satisfactory the entire shipment will be permitted to be taken into the building and used. If not, the entire shipment shall be condemned and must be removed from the premises.

In general, acceptance shall be predicated upon the existence of a complete plant in full working order from which the material is shipped, and each shipment, or, where possible, each piece shall be trade marked in a conspicuous manner so that there may be no doubt as to its identity.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 53-21-SA—Stillbech 2½ in. Bronze Angle Hose Valve, approval of.
- 1372-21-SA—Ford Fire Line Reducing Valve, approval of.
- 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1108-24-SA—Simplicity Fuel Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 683-25-SA—Billow Fuel Oil Burner, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1106-25-SA—Modern Oil Burner, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.

- 1264-25-SA—Koerting Gear Pump, approval of.
- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 418-26-SA—Film Inspection Machine (approved type), approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 929-26-SA—Seabolt Vacu-Syphon Oil Burner, approval of.
- 950-26-SA—Ideal Fuel Oil Burner, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 899-27-SA—Walworth 2½ in. Angle Hose Valve, 150 lb. working pressure, approval of.
- 900-27-SA—Walworth 2½ in. Angle Hose Valve, 250 lb. working pressure, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
- 1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.
- 1071-27-SA—New Process Oil Burner, approval of.
- 1094-27-SA—Fluid Heat Domestic Fuel Oil Burner, Type O, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
- 1259-27-SA—Pioneer Automatic Oil Burner, approval of.
- 1307-27-SA—A B C Angle Hose Valve, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 304-28-SA—Crocker 2½-Inch Angle Hose Valve, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

RULES

ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS,
ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE
AUGUST 26, 1918; REVISED MAY 13, 1919.

Rule 1. Application of Elevator Rules. Every elevator, escalator, freight conveyor or amusement device, within the City of New York, in addition to conforming to all provisions of the labor law, building code or other laws or ordinances, as are applicable thereto, shall comply with the requirements of these rules.

Existing and future installations shall at all times be maintained by the owner in a safe condition and in conformity with the requirements of these rules.

Rule 2. Definitions Relating to Elevators.

(a) The terms "elevator," "passenger elevator," "freight elevator" and "amusement device" shall have the meanings indicated in §560 of the building code.

(b) The term "dumbwaiter" shall apply to such special form of freight elevator, whether power driven or manually operated, the dimensions of which do not exceed nine square feet in horizontal section nor four feet in height.

(c) The term "hand power elevator" shall apply to such forms of passenger or freight elevators which are manually operated and the dimensions of which exceed nine square feet in horizontal section.

(d) The term "sidewalk type elevator" shall apply to such special form of freight elevator, either power driven or manually operated, the platform of which does not exceed fifty (50) square feet in area and is suspended or supported at one or more points on the underside.

(e) The term "escalator" shall apply to a moving continuous inclined stairway or runway designed for elevating or lowering passengers.

(f) The term "freight conveyor" shall apply to a device used for elevating or lowering freight in a vertical or inclined direction on a continuous moving carrier without the services of an operator thereon.

(g) The term "future installations" shall apply to any elevator, machinery or equipment used in connection therewith, installed after these rules become effective.

(h) The term "existing installations" shall apply to any elevator, machinery or equipment used in connection therewith, either already installed, in process of installation, or for which plans are on file with the superintendent of buildings prior to August 26, 1918.

(i) The term "alteration" shall include any essential change to the elevator car, counterweights, rails, machinery, safeties or other equipment or direct motive power; except that any repair work made necessary by the ordinary operation of the elevator shall not be deemed an alteration.

(j) The term "power driven elevator" shall apply to any form of elevator except those operated by hand power, gravity in both directions, or through friction grip on the pull rope.

Rule 3. Permits. The application required by §562, building code, for the installation or alteration of elevators, amusement devices, etc., shall be in triplicate on blanks furnished by the superintendent of buildings, stating the size, manner of construction, speed, capacity, other essentials, and mode of operation of the same, and accompanied by necessary drawings; except that applications for the installation of dumbwaiters, and conveyors or hoists may consist of a notice to the superintendent of buildings that such installation is to be made.

Rule 4. Alterations. In making alterations to existing installations, the parts changed or altered must conform in every respect to the rules governing future installations, and where parts of the elevator are damaged from any cause, the damaged parts must be completely renewed, at the discretion of the superintendent of buildings.

Where hand power elevators are changed to power-driven elevators, they shall conform to every rule governing power-driven elevators, except, that when the rise is not more than thirty-five feet and the capacity is not increased, existing wood guide rails may remain in use. In such conversions the use of a power-driven friction grip device is prohibited when the capacity exceeds 800 pounds.

Rule 5. Change of Classification. In future, no freight elevator shall be used for passenger service, unless such elevator conforms to the rules governing future installations of passenger elevators in so far as they relate to safety equipment, hoist ropes, carrying capacity, car enclosure, including gates and emergency exit, shaft openings and doors, and motive power.

In existing installations where such change of classification is made and the hatchway is unenclosed, a substantial enclosure of lawful partitions extending from floor to ceiling and flush with the hatchway shall be constructed, with all openings protected by proper shaft doors.

Rule 6. Tests of New Elevators. In future installations all elevators shall be tested as follows:

The cars of all power-driven elevators shall be loaded to their maximum carrying capacity and operated up and down the shaft several times to test the lifting capacity of the machinery and the operation of the upper and lower automatic limit devices. The car shall be stopped at various levels in the shaft to test the operation of the machine brake.

The cars of all power-driven elevators having speeds exceeding one hundred (100) feet per minute, and of hand-power elevators with a rise of more than fifteen (15) feet, shall be loaded to their maximum carrying capacity, run to the top landing and made to travel downward beyond normal speed, so as to automatically operate the speed retarder or speed governor and car safety device and the slack rope device when required, and (except for hand-power elevators) to stop the machine. This rule shall not be construed, however, to require safe lift elevators to be tested with safe lift load.

The cars of power-driven elevators having speeds of one hundred (100) feet per minute or less shall be loaded to their maximum carrying capacity, run to the top landing and started down at normal speed. At this speed the governor shall be manually operated to test the action of the safety equipment.

Rule 7. Carrying Capacity. In existing installations the owner, lessee or other person having charge or control of any elevator, except a dumbwaiter, and in future installations the manufacturer of any such elevator, shall cause to be fastened in a conspicuous place in the car of said elevator a metal plate, having suitable letters and figures on same, which shall designate the number of pounds weight which said elevator can safely carry.

Future installations shall be designed to sustain in all their parts a load per square foot of platform area inside the car of not less than the following:

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- (a) 75 pounds for power-driven passenger elevators;
- (b) 50 pounds for power-driven freight elevators having platform areas not exceeding 100 square feet;
- (c) 50 pounds for hand-power passenger elevators.

Rule 8. Rules to be Posted. In the car of every passenger elevator the superintendent of buildings shall cause to be posted and maintained, in a conspicuous place, for the guidance and information of operators and passengers, such of the rules relating to the operation of elevators as he may deem necessary to insure public safety, including the number of passengers that such car may carry at one time.

Rule 9. Full Automatic Push Button Elevators. In future installations full automatic push button elevators must be so designed and equipped that the car, at its rated speed and load, will automatically stop when the car floor is level with or not more than three inches from the designated landing floor.

The car gate and shaft doors shall be equipped with approved devices that will prevent the operation of the car until the car gate is closed and the shaft door is closed and locked. The shaft door shall not be capable of being opened unless the floor of the car is within three inches of the landing. A push button to operate an alarm bell shall be provided in the car, for the purpose of notifying the person in charge of the premises, in case the car becomes stopped in the shaft from any cause. The shaft doors shall be so arranged that they cannot be opened after the car leaves the landing, except in emergency cases, and then only by a special key which must be provided and kept in the possession of the person having charge of the building.

Rule 10. Belt or Chain Drives. In future installations no hoisting machine driven by a chain or belt device from a motor or countershaft shall be used in connection with any passenger elevator.

Rule 11. Shaft Openings. In shafts hereafter constructed for passenger elevators, no more than one opening shall be allowed in each story, and all openings in the several stories shall be located one above the other, except that doors may be located on opposite or adjacent sides in the several stories when the distance from the car operating device to the door lock does not exceed forty-eight inches and can at all times be fully controlled by the elevator operator without leaving the car operating device. Door openings may be located on opposite or on adjacent sides of the shaft in the first or main entrance story and in the top story, provided that the openings in the remaining stories are all on the same side of the shaft, that a satisfactory device is installed preventing the operation of the car while the car gate distant from the operator is open, that an attendant is always present to control the shaft doors located in the first or top stories, and that there are no offsets or recesses on the inside of the shaft walls.

No alteration not in compliance with the above provision shall be made to any existing passenger elevator shaft.

Rule 12. Hoistway Enclosure. In the existing and future installations where no enclosure of solid partitions is required around the hoistway by the provisions of the building code, labor law or these rules, there shall be provided a substantial vertical enclosure extending from the floor for a distance of not less than six (6) feet on the side or sides where there are no openings in the car for loading purposes. On all other sides, gates or doors must be provided. Such enclosure may be constructed of mesh work, grille work or slatted partitions, provided that when mesh work is used it shall be of not less than No. 10 U. S. gauge wire or No. 13 U. S. gauge expanded metal, with mesh not exceeding one and one-half ($1\frac{1}{2}$) inches; when grille

work is used there shall be not more than one and one-half ($1\frac{1}{2}$) inches space between any two members, except that where plain straight bars, not filled in with scroll, are used, there shall be not more than one (1) inch space between members; when wood slats are used they shall be not less than three-eighths ($\frac{3}{8}$) of an inch thick, spaced not more than one (1) inch between slats.

In all cases where existing grille work permitted by law or regulation as a shaft enclosure is altered, such alteration shall be of substantial material and construction, properly braced and carried the full height of openings, with not more than one and one-half inch space between any two members; except that where straight bars, not filled in with scroll work, are used, there shall be not more than one inch between members. Where deemed necessary, existing grille work with spaces exceeding those specified in this rule shall be made safe by suitable screen or wire mesh, or wire glass construction.

Rule 13. Shaft Doors. In existing and future installations all gates or doors leading to any shaft in which power-driven passenger elevators are operated (except full automatic push button elevators) shall be locked, bolted or securely fastened on the shaft side. Such shaft doors or gates shall be closed by the operator before the car is put in motion.

In future installations of passenger elevators, keys for opening the shaft doors or gates from the outside of the shaft, in case of emergency, shall be provided and shall be restricted in use to persons in responsible charge of the building.

In existing and future installations in factory buildings only, the openings in every passenger or freight elevator shaft or hoistway enclosure shall be protected in one of the following manners:

- (a) by properly constructed sliding doors.
- (b) by combination slide and swing doors;
- (c) by hinged or swinging doors equipped with approved devices to insure the shaft doors being closed and locked before the car can start from the landing;
- (d) by hinged or swinging doors, either manually operated or self-closing, with auxiliary gates not less than five (5) feet six (6) inches in height, substantially constructed of wood or metal, with not more than two (2) inches space between any two parallel members, and the bottom of the gate not more than ten (10) inches from the floor, except at the top and bottom landings when the distance from the floor to the bottom of the gate may be increased to give the required head room, and shall close automatically upon the car leaving the landing in either direction; except further that for hand power elevators having the pull rope located in front of the shaft entrance, gates may be two (2) feet six (6) inches in height.

When shaft doors are equipped with electric contacts or other locking devices, an approved emergency release shall be provided on the car within easy reach of the operator.

Rule 14. Car Gates. In existing and future installations, all entrances to the cars of power-driven passenger elevators shall be provided with substantial folding or sliding gates or doors, and where floor tracks are used the same must be kept level with the finished floor surface of the car. All folding gates over three feet wide at the entrance to shaft or car shall have top and bottom braces, spaced not more than eighteen inches on centers when the gates are fully expanded. All car gates shall be closed by the operator before the car is put in motion.

In future installations passenger elevator car gates shall be equipped with an approved device or devices that will prevent the operation of the car while the car gates

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are open, and an approved emergency release shall be provided on the car within easy reach of the operator.

Rule 15. Counterweights. In future installations all counterweights shall have their sections securely bolted together with one or more rods, as determined by the superintendent of buildings. Such rods must pass through all the sub-weights and at least one portion of the frame work. No continuous forged straps shall be permitted.

In existing and future installations where counterweights run in the same shaft as the car, they shall, when at the uppermost position, be protected on all exposed sides the full length of the counterweight with substantial and properly secured shields of iron or steel not less than No. 16 U. S. gauge; except that for plunger or fixed stroke piston hydraulic or traction type elevators no top shield shall be required. Where no compensating chains or ropes are attached to the counterweight, similar shields shall be provided eighteen inches above the bottom of the counterweight runway and extending upwards at least five feet. In existing installations, where the clearance between car and counterweight is not more than one and one-half inches, neither top nor bottom shields shall be required, but in lieu thereof tell-tale metal chains not less than five feet long, spaced not more than six (6) inches on centres from rail to rail, shall be suspended from the bottom of the counterweight.

Rule 16. Speed Governors. All power-driven elevators with a rise of more than fifteen feet not already equipped with a speed governor and safety (except sidewalk type elevators and existing freight elevators in buildings not exceeding five stories in height and direct plunger elevators) shall have at the top of the elevator shaft a governor properly connected to a safety device attached to the underside of the car platform, in such manner that the car will be brought to rest with an easy and gradual stop, or in a distance not greater than nine feet at a speed of seven hundred feet per minute, provided that on elevators having a speed of one hundred feet per minute or less, safeties of the instantaneous type may be used. Every governor operating a car safety shall be set to trip the safety at a speed not exceeding forty per cent. above the rated speed given in the application, but in no case exceeding eight hundred and fifty feet per minute; but this shall not require any governor to trip the safety at a speed less than one hundred and fifty feet per minute. When a speed governor has been set for the rated speed it shall be sealed. When safeties of the instantaneous type are used, a proper flexible means of application must be interposed between the safety and the governor.

Rule 17. Limit Devices. In future installations all power-driven elevators shall have approved limit devices as follows:

(a) for Drum Type Electric Elevators, except sidewalk type elevators with speeds not exceeding seventy-five (75) feet per minute, limit switches on the machine and in the shaft or on the car;

(b) for Traction Type Electric Elevators, limit switches in the shaft or on the car;

(c) for Electric Drum Sidewalk Type Elevators, with speeds not exceeding seventy-five (75) feet per minute, machine automatics will be required, but stopping devices on the operating rope will be accepted in lieu of limit switches in the shaft or on the car;

(d) for Hydraulic Elevators, with speeds not exceeding one hundred and fifty (150) feet per minute, stopping devices on the operating rope;

(e) for Hydraulic Elevators, with speeds exceeding one hundred and fifty (150) feet per minute, limit devices on the machine;

(f) for Lever or Crank-Operated Hydraulic Elevators, limit devices on the machine.

Rule 18. Elevator Brake. In future installations every electric elevator shall be equipped with an electric

or electro-mechanical brake that will bring the car to rest when the car operating device is brought to the stop position or when any of the electric safety devices operate.

When the elevator is driven by a belt from an electric motor, the brake must be arranged to operate should the motor belt break or leave the pulleys.

Rule 19. Operating Device. In future installations every elevator driven by electric power and operated by hand rope, lever, wheel or other non-self-centering device, shall be provided with an approved device preventing the operation of the car, after the interruption of the current, until the operating device has been first returned to the inoperative position, and electric car operating switches shall be self-centering and self-locking in the inoperative position.

Rule 20. Reverse Phase Relays. In future installations every elevator motor operated by polyphase alternating electric current shall be equipped with a reverse phase relay.

Rule 21. Slack Rope Device. In future installations all power-driven elevators, including power-driven sidewalk elevators, operated by drum hoisting machines, shall have approved automatic slack rope devices that will stop the machine if, from any cause, any car hoisting rope or chain attached to the drum becomes slack.

Rule 22. Car Locking Device. No elevator shall be used for the carrying of safes or other material of a greater weight than the normal lifting power of such elevator, unless the machine is provided with special equipment and the car is equipped with an approved locking device which will hold it at any landing, independent of the hoisting ropes while such safe or other material is being loaded or unloaded.

Rule 23. Hand-Power Elevator Safety Devices. In future installations every hand-power elevator (except sidewalk type elevators) with a rise of more than fifteen feet, shall be equipped with an approved safety device that will immediately stop and hold the car with a full load if the rope breaks, and with an approved automatic speed retarder and a hand-operated brake operating in both directions.

Grip hoists and elevators operated by gravity in both directions shall comply with the requirements for hand power elevators.

Rule 24. Escalators. In future, every escalator installed shall be equipped with an approved safety device to prevent any accidental downward reversal and with an approved stopping device.

Rule 25. Car Construction. In future installations the car and car frame of every power-driven elevator and of every hand-power elevator with a rise of more than thirty-five (35) feet shall be of incombustible materials; except that the platform may be of wood covered on the underside with incombustible materials. The car enclosure and flooring may be of hard wood. The car, car frame and enclosure of every hand-power elevator with a rise of thirty-five (35) feet or less may be constructed of wood.

Rule 26. Passenger Car Enclosures. In existing and future installations every passenger elevator car shall be fully enclosed on all sides not used for loading or unloading, and on the top, with substantial construction.

In future installations where grille work is used for the car enclosure, including the top, it shall be constructed with not more than one and one-half inch space between any two members; except that where straight bars not filled in with scroll work are used there shall be not more than one inch space between members. When the clearance between car and counterweight is less than two (2) inches, that part of the car enclosure opposite the counterweight runway shall

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be of solid construction or screened with not more than one-half ($\frac{1}{2}$) inch mesh of not lighter than No. 16 U. S. gauge wire, to a height of not less than six (6) feet six (6) inches.

In existing installations in factory buildings only, where the spaces exceed those specified for future installations, it shall be deemed satisfactory if the grille work is made safe by suitable screen or wire mesh fastened to the car enclosure.

Rule 27. Emergency Exit. In future installations every power-driven passenger elevator car shall have a trap door in the top, of such a size as to afford easy egress for passengers, but not less than sixteen inches in least dimension nor less than four hundred square inches in area. When there is more than one elevator in a shaft and the vertical distance between any two consecutive shaft door openings exceeds thirty (30) feet, there shall be provided in addition to the trap door an emergency side exit to the adjacent car.

In existing installations not already provided with an emergency exit, a trap door as specified for future installations shall be provided; except that when the cross head or car top construction renders it impracticable to provide such trap door, this requirement may be waived by the superintendent of buildings, if egress, in case of emergency, is possible through shaft openings, or to an adjacent car.

Rule 28. Freight Car Enclosure. In existing and future installations in factory buildings only, every freight elevator car shall be enclosed on all sides not used for loading or unloading, with substantial construction, to a height of five (5) feet six (6) inches, or to the cross head, when this is less than five (5) feet six (6) inches above the car platform.

In future installations, where an enclosure of open construction is used, the space between any two parallel members shall not exceed one inch.

Rule 29. Freight Elevator Cover. In existing and future installations in factory buildings only, every freight elevator car shall be provided with a substantial cover or grating constructed of not less than No. 8 U. S. gauge wire or its equivalent in strength, and of a mesh that will reject a one and one-half ($1\frac{1}{2}$) inch diameter ball. Sections of the cover or grating may be arranged to swing upward for handling long material, but such cover or grating shall be closed at all other times. In covers hereafter installed (except where car gates are provided) that part of the cover facing the entrances to the hoistway, extending the full width of the car, shall be hinged on a line not less than eight (8) inches nor more than twelve (12) inches back from the edge of the landing, and the hinged section shall be self-closing.

Rule 30. Space Between Saddles and Car. In future installations there shall be not more than one and one-quarter inch, nor less than three-quarters of an inch space between the floor of the car and the floor saddles, and where the saddles project into the shaft the same shall be properly bevelled on the underside at an angle of not less than sixty degrees to the horizontal.

Rule 31. Lights. In existing and future installations the cars of all elevators shall be properly lighted at all times when in service.

Rule 32. Guide Rails. In future installations, guide rails for both car and counterweights of all elevators (except dumbwaiters, and hand-power elevators with a rise of thirty-five feet or less) shall be of iron or steel. They shall be fastened to the sides of the shaft with wrought or cast iron brackets of such strength and design and so spaced that the guide rails and their fastenings shall be able to safely withstand the application of the safety when stopping a fully loaded car under test. For elevators requiring safeties, the guiding surfaces of the car guides shall be finished smooth and joints shall be tongued and grooved or doweled, and rails shall extend to the level of or above the overhead beams and shall be bottomed on a suitable support.

The weights of steel or iron guide rails shall be not less than given in the following table:

WEIGHT OF GUIDE RAILS PER LINEAL FOOT.

Total Weight of Car and Live Load, or Weight of Counterweight	Weight of Car Guide Rails		Weight of Counterweight Guide Rails	
	With Safeties.	Without Safeties.	With Safeties.	Without Safeties.
0-4000 lbs.....	$7\frac{1}{2}$	$7\frac{1}{2}$	$7\frac{1}{2}$	$6\frac{1}{2}$
4001-15000 ".....	14	14	14	$7\frac{1}{2}$
15001-40000 ".....	30	30	30	$7\frac{1}{2}$

Rule 33. Ropes. In future installations, all elevators (except dumbwaiters) shall have not less than two ropes independently connected to the car and to each set of counterweights. In drum type machines, the lifting and counterweight ropes shall have at least one full turn of the rope on the drum when they have reached the limit of travel. Every rope hereafter used shall have a factor of safety of not less than six for freight elevators, and not less than eight for passenger elevators. The diameter of any hoist or counterweight rope hereafter installed (except for hand-power elevators and sidewalk type elevators) shall be not more than one-fortieth ($\frac{1}{40}$) of the diameter of any sheave or drum over which it passes. All ropes used in the operation of elevators shall be of steel, iron or marlin covered steel. Ropes of other material than metal may be used as hand ropes and brake ropes in hand power elevators or as centering ropes in power driven elevators with hand rope control. Where overhead machines are used, equalizer arms will be permitted on the car and counterweights. Nothing in this rule shall prohibit the use of chains on sidewalk elevators instead of ropes.

Rule 34. Auxiliary Freight Compartments. In future installations no elevator shall be permitted to have attached above, below or on the side of the car a freight compartment or similar device.

In existing installations, entrances to freight compartments shall be protected by folding gates, as required for passenger elevators, and so arranged that the elevator cannot be operated until the gate is closed.

Rule 35. Overhead Gratings. In every elevator shaft (except existing elevator shafts, dumbwaiter shafts or the shafts of sidewalk elevators outside the building line) immediately under the sheaves at the top of the shaft, or when the machine is located at the top of the shaft, at the level of the top of the machine beams, there shall be provided and placed in a substantial grating of iron or steel capable of sustaining not less than seventy-five pounds per square foot. No two members of such grating shall be spaced more than one and one-half inches apart. When such grating does not extend over the entire area of the shaft, the open edges shall be protected by substantial screened railings not less than three feet high. Every such grating shall extend at least two and one-half feet beyond the general contour of the sheaves or machinery. Deflecting sheaves extending below the machine level, or hoist and counterweight sheaves located at the sides of the shaft, shall be protected by gratings or cradles of a construction similar to that required for the gratings. Fireproof floor construction shall be accepted as the equivalent of the gratings.

Nothing in this rule shall prevent the placing of a trap door in such a grating where other suitable access cannot be had.

Any grating hereafter placed in an existing elevator shaft shall conform to the requirements of this rule.

Rule 36. Elevator Pit. In every elevator shaft hereafter constructed (except shafts for dumbwaiters, for sidewalk elevators and for hand-power elevators with a rise of less than thirty-five feet), the distance from the floor saddle of the lowest landing to the bottom of the pit shall not be less than four feet when the speed does not exceed two hundred and fifty feet per minute, not less than

RULES

ive feet when the speed exceeds two hundred and fifty but does not exceed four hundred feet per minute, and not less than six feet when the speed exceeds four hundred feet per minute, and in no case shall there be less than two feet in the clear between the bottom of the pit and the lowest point of the underside of the car floor framing when the car is at the lowest possible position. In the case of power-driven sidewalk type elevators, the clear space between the bottom of the pit and underside of the car floor structure shall be not less than six inches. The pits herein required at the bottom of elevator shafts shall not be used for piping, machinery, or for any purpose not required for the elevator equipment; but this shall not prevent the encroachment upon such pits, in the case of new elevators installed in existing buildings, of the foundations of bearing walls and columns to an extent not exceeding twenty-five per cent. of the area of the pit.

Rule 37. Overhead Clearance for Cars. For all elevator shafts hereafter installed (except shafts for sidewalk type elevators) there shall be provided a sufficient clear space, when the car is at the top landing, to allow a run-by of not less than two feet for elevators having a speed not exceeding one hundred feet per minute, not less than three feet for elevators having a speed exceeding one hundred feet per minute and not exceeding three hundred and fifty feet per minute, and not less than five feet for elevators having a speed exceeding three hundred and fifty feet per minute.

Rule 38. Overhead Clearance for Counterweights. In future installations there shall be provided in all elevator shafts a sufficient clear space when the car has completely compressed the pit buffers to allow of a run-by of the counterweight of not less than two (2) feet for traction and hydraulic type elevators, and not less than three (3) feet for drum type elevators.

Rule 39. Machinery Room. All parts of the elevator machinery for power-driven elevators shall be properly enclosed, and suitable light provided. In buildings hereafter

erected free and safe access must be provided to all parts of the elevator machinery, and there shall be not less than twelve (12) inches clearance at limit stop devices on machine and outboard bearings of motor. In future installations in existing buildings, such clearance shall be provided as deemed necessary by the superintendent of buildings, but need not exceed that specified for buildings hereafter erected. When the machine is located at the bottom of the shaft, it shall be protected with a substantial pit pan.

Rule 40. Speed. The speed of all power-driven elevators shall not exceed seven hundred feet per minute.

Rule 41. Buffers. In future installations for all power-driven elevators (except sidewalk type elevators) there shall be provided substantial spring buffers, pneumatic buffers, or oil buffers for the car and counterweights provided that for the cars and counterweights of all elevators having speeds of more than three hundred and fifty feet per minute, substantial oil buffers shall be installed.

Rule 42. Supporting Beams. Supporting beams hereafter installed for elevator sheaves or machinery (except in dumbwaiter shafts) shall be of iron or steel.

Rule 43. Determination of Questions. When any existing installation for either passenger or freight service is deemed by the Superintendent of Buildings to be in an unsafe or dangerous condition it shall be made safe in such manner as he shall prescribe, and all defective parts necessary of replacement shall conform, in so far as possible, with the rules governing future installations.

Where there are practical difficulties in the way of carrying out the strict letter of the foregoing rules, the Superintendent of Buildings shall have power to vary their provisions so that the spirit of the law shall be observed and public safety secured and substantial justice done, provided that whenever such variations are granted by a superintendent of buildings it shall be indorsed in writing upon the permit over the signature of such superintendent.

RULES

COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

*Amended Resolution Adopted by the Board of Appeals,
March 16, 1920, Under Cal. No. 549-17-BZ*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.
The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1927.....	669
Cases filed up to June 27, 1928.....	572
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Requests for modification.....	8
Requests to rescind.....	3
Requests for extension of time.....	23
Requests for extension of permit.....	7
Requests for mechanical installations.....	0
Requests for approval of plans.....	17
Administrative requests.....	0
Requests for interpretation.....	3
Total	1512
Disposed of.....	875
Cases pending June 27, 1928.....	637

DISPOSITION OF CASES.	
Withdrawn	1
Dismissed	1
Denied	1
Granted	28
Granted on condition.....	1
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Appliances dismissed, disapproved or withdrawn....	1
Rules approved.....	1
Rules disapproved or rescinded.....	1

MISCELLANEOUS ACTIONS.	
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Requests to reopen denied.....	1
Requests to amend granted.....	1
Requests to amend denied.....	1
Requests for modification granted.....	1
Requests for modification denied.....	1
Requests to rescind granted.....	1
Requests to rescind denied.....	1
Requests for extension of time granted.....	1
Requests for extension of time denied.....	1
Requests for extension of permit granted.....	1
Requests for extension of permit denied.....	1
Requests to install granted.....	1
Requests to install denied.....	1
Plans approved.....	1
Plans disapproved.....	1
Administrative requests granted.....	1
Administrative requests denied or withdrawn.....	1
Interpretations	1
Requests withdrawn or dismissed.....	1
Total	87

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of a cases promptly, for the reason that the pendency of a appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 28

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, July 3, 1928, 10 a. m.

Minutes of Regular Meeting, July 3, 1928, 2 p. m.

Correction.

Smoking in Factories, Rules.

Reserve Calendar.

Second Quarterly Report.

Rules for Testing Wood.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, July 10, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, July 17, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to July 4, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
589-28-BZ.....	F.D.....	1014-1024 Brooklyn ave., Bklyn., N. B. 2065-28
588-28-A.....	F.D.....	617-629 W. 181st st., Man., F-27173
587-28-A.....	F.D.....	423-435 E. 56th st., Man., F-37385
586-28-BZ.....	B.B.B....	8431-8437 New Utrecht ave., Bklyn., Applic. 9041-28
585-28-BZ.....	B.B.Q....	North side of Clark st., 100 ft. west of Van Alst ave., L. I. C., Q., Alt. 5825-27
584-28-SA.....	F.D.....	Noiseless Rotary Nokol Oil Burner, Appliance
583-28-A.....	F.D.....	152 Lawrence st., Bklyn., Alt. 1500-28
582-28-A.....	F.D.....	892 Atlantic ave., Bklyn., Alt. 1523-28
581-28-S.....	B.B.M....	88 Chambers st., Man., Viol. 902-27
580-28-A.....	B.B.M....	1 E. 57th st., Man., E. S. Applic. 1480-28
579-28-BZ.....	B.B.Bx...	Northwest corner of Van Nest ave. & E. 180th st., Bx., Alt. 730-27
578-28-BZ.....	B.B.B....	1419-1423 Broadway, Bklyn., Applic. 9034-28
577-28-A.....	F.D.....	806-808 Broadway, Man., F-22948
576-28-A.....	B.B.B....	628-642 Amboy st., Bklyn., Decision
575-28-BZ.....	F.D.....	299-325 Herkimer st., Bklyn., Alt. 1849-28
574-28-BZ.....	B.B.Bx...	1339-1343 Jerome ave., Bx., Viol. 6-1928
573-28-BZ.....	B.B.Bx...	661 E. 161st st., Bx., Alt. 348-28

Restored to Calendar.

569-27-BZ.....	F.D.....	Southeast corner of Fourth ave. & 12th st., Bklyn., Alt. 1300-27
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CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR
TUESDAY, JULY 10, 1928, AT 2 P. M.

Building Zone Cases.

1350-27-BZ.
APPLICANT—Frederick J. Flynn, for Infried Realty, Inc.,
owner.

PREMISES—2100-2110 Jerome avenue, east side, 225.51 ft.
south of East 181st street, The Bronx.
APPLICATION, under sections 7e and 21 of the building
zone resolution,
TO PERMIT in a business district the erection and main-
tenance of a garage for the storage of more than
five (5) motor vehicles.

45-28-BZ.

APPLICANT—John J. Dunnigan, for Marles Realty Corp.,
owner.

PREMISES—2871 Bailey avenue, west side, 337.08 ft.
south of West 230th street, The Bronx.

APPLICATION, under section 21 of the building zone
resolution,

TO PERMIT in a business district the erection and main-
tenance of a garage for the storage of more than
five (5) motor vehicles.

100-28-BZ.

APPLICANT—John J. Dunnigan, for Louis Kraft, owner.

PREMISES—2138 Westchester avenue, south side, 347.20 ft.
west of Castle Hill avenue, The Bronx.

APPLICATION, under section 7e of the building zone
resolution,

TO PERMIT, partly in a business district and partly in a
residence district, the alteration and extension of a
garage for the storage of more than five (5) motor
vehicles.

114-28-BZ.

APPLICANT—Byrnes & Buckley, for Louis Tafano,
owner.

PREMISES—109-07-109-17 101st avenue (4453-4459 Jerome
avenue), Richmond Hill, Borough of Queens.

APPLICATION, under sections 7e and 21 of the building
zone resolution,

TO PERMIT in a business district the erection and main-
tenance of a garage for the storage of more than
five (5) motor vehicles.

127-28-BZ.

APPLICANT—Bator Realty Corp., owner.

PREMISES—West side of Webster avenue, 151.34 ft. north
of East Mosholu Parkway North, The Bronx.

APPLICATION, under section 21 of the building zone
resolution,

TO PERMIT in a business district the erection and main-
tenance of a garage for the storage of more than
five (5) motor vehicles.

162-28-BZ.

APPLICANT—Gronenberg & Leuchtag, for Frank Volz,
owner.

PREMISES—4446-4448 Broadway, Manhattan.

APPLICATION, under sections 7c and 21 of the building
zone resolution,

TO PERMIT, partly in a business district and partly in a
residence district, the erection and maintenance of
a garage for the storage of more than five (5)
motor vehicles.

186-28-BZ.

APPLICANT—Samuel Rosenblum, for George Ehret
Realty Corp., owner.

PREMISES—2165 Amsterdam avenue and 462-470 West
167th street, southeast corner, Manhattan.

APPLICATION, under section 21 of the building zone
resolution,

TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

200-28-BZ.

APPLICANT—Liebler Brothers, owners,

CALENDAR

PREMISES—218-224 West 230th street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

144-27-BZ.

APPLICANT—Marben Realty Corp., owner.
PREMISES—Southeast corner of Cedar avenue and West 179th street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

215-27-BZ.

APPLICANT—Alfred J. Boulton, substituted for Jacob Lubroth, Inc., for Roseth Realty Co., owner.
PREMISES—342-352 Coney Island avenue, Brooklyn.
APPLICATION, under section 7g of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously dismissed for lack of prosecution).

265-28-BZ.

APPLICANT—William F. Doyle, for Flostrand Realities, Inc., owner.
PREMISES—West side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

329-28-BZ.

APPLICANT—William F. Doyle, for Golran Realty Corp., owner.
PREMISES—Northwest corner of Van Cortlandt avenue and Bailey avenue (Orloff avenue), The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a tenement house with stores on the first story.

330-28-BZ.

APPLICANT—William F. Doyle, for Golran Realty Corp., owner.
PREMISES—Northwest corner of Sedgwick avenue and Van Cortlandt avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a tenement house with stores on the first story.

JULY 10, 1928, 10 A. M.

Appeals from Administrative Orders.

1277-27-A—132-136 Academy street, Long Island City, Borough of Queens.
 1318-27-A—2-30 Lorraine street, Brooklyn.
 1349-27-A—2040-2052 Broadway, Manhattan.
 119-28-A—664-666 Bushwick avenue, west side, 5 ft. 7 in. south of Myrtle avenue, Brooklyn.
 142-28-A—36-42 West 47th street, Manhattan.
 1341-27-A—Foot of Marine street, City Island, The Bronx.
 174-28-A—13-21 Park Row and 13 Ann street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 10, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1298-27-BZ—Application, December 14, 1927, under sections 7b and 21 of the building zone resolution, of W. D. J. McCarthy, applicant, on behalf of Charles H. Hallock, owner, to permit the extension, from an unrestricted district into a business district, of a proposed building to be used as a gasoline service station and as a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Roosevelt avenue (Greenpoint avenue) and 51st street (Stone street), Woodside, Borough of Queens.

CAL. NO. 97-28-BZ—Application, February 1, 1928, under section 21 of the building zone resolution, of Elizabeth Jackman, applicant and owner, to permit in a residence district the erection and maintenance of a chicken slaughter house; premises 102 Tapscott avenue, west side, 31 ft. 8 $\frac{3}{4}$ in. south of East 93rd street, Brooklyn.

CAL. NO. 88-28-BZ—Application, January 31, 1928, under sections 7g and 21 of the building zone resolution, of William F. Regan, applicant, substituted for Thomas B. Connelly, on behalf of Alex Tyszlowski, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Sutphin boulevard and Brinkerhoff avenue, Jamaica, Borough of Queens.

CAL. NO. 1015-27-BZ—Application, September 16, 1927, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Estate of McEvers Bayard Brown, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

CAL. NO. 47-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Adolph Weg, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast intersection of Bailey avenue and Bailey place, The Bronx.

CAL. NO. 1014-27-BZ—Application, September 16, 1927, under section 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Rachel Salit and Pepie Kornreich, owners, to permit in a business district the erection and maintenance of a gasoline service station (previously dismissed for lack of prosecution); premises 61-65 Quentin road and 176-188 Kings Highway, southwest corner of West 11th street, Brooklyn.

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CAL. NO. 1254-27-BZ—Application, November 30, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Smith-Stuart Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of White Plains avenue and Westchester avenue, The Bronx.

CAL. NO. 1325-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of AWK Realty Corp., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1800 Bronxdale avenue, northwest corner of Morris Park avenue, The Bronx.

CAL. NO. 66-28-BZ—Application, January 25, 1928, under section 21 of the building zone resolution, of James Kearney, applicant, on behalf of Mary M. Shepherd, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 205-43 Hollis avenue and 109-42 Cross Island boulevard (Rosedale boulevard, 206th street), northwest corner, Hollis, Borough of Queens.

CAL. NO. 91-28-BZ—Application, January 31, 1928, under sections 7b and 7c of the building zone resolution, of Weeks Avenue Construction Co., Inc., applicant and owner, to permit the extension, from a business district into a residence district, of a proposed business building; premises 80-84 East 161st street and 850-864 Gerard avenue, southeast corner, The Bronx.

CAL. NO. 92-28-BZ—Application, February 1, 1928, under section 21 of the building zone resolution, of George F. Niebling, Jr., applicant, on behalf of Charles H. Zenner, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 6919 Woodhaven boulevard, southeast corner of Central avenue, Glendale, Borough of Queens.

CAL. NO. 106-28-BZ—Application, February 3, 1928, under section 21 of the building zone resolution, of Horn & Ligeti, applicants, on behalf of Abraham Laschower, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 357-365 Beach 71st street and 7101-7105 Amstel boulevard, southwest corner, Arverne, Borough of Queens.

CAL. NO. 113-28-BZ—Application, February 6, 1928, under section 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Mary Rodriguez, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1615 White Plains road, west side, 47.21 ft. south of Baker avenue, The Bronx.

CAL. NO. 118-28-BZ—Application, February 7, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants,

on behalf of Mosca Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Rockaway boulevard and Sutphin boulevard, Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

JULY 10, 1928, 2 P. M.

Petitions for Variations.

1276-27-S—132-136 Academy street, Long Island City, Borough of Queens.

163-28-S—259-273 Tenth avenue and 502 West 26th street, Manhattan.

169-28-S—2328 Broadway, Manhattan.

171-28-S—12-14 West 32nd street, Manhattan.

193-28-S—815 East 136th street, The Bronx.

376-28-S—38-40 West 15th street, Manhattan.

388-28-S—562 Fifth avenue and 1 West 46th street, northwest corner, Manhattan.

Appliances Submitted for Approval.

60-28-SA—Tuthill Model "B" Fuel Oil Pump, approval of.

187-28-SA—Faraday Model Single Stroke Solenoid 110 Volt D.C. Fire Alarm Gong, approval of.

188-28-SA—Faraday Waterflo Alarm Panel, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, JULY 17, 1928, 2 P. M.

Building Zone Cases.

49-28-BZ.

APPLICANT—Harry Rutheiser, for Gotham Realty Corp., owner.

PREMISES—1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above.

101-28-BZ.

APPLICANT—John J. Dunnigan, for Ahneman & Younkheere, Inc., owner.

PREMISES—3402 Bailey avenue, east side, 761.43 ft. north of Summit place, The Bronx.

APPLICATION, under sections 7e and 7c of the building zone resolution,

TO PERMIT in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the required rear yard.

149-28-BZ.

APPLICANT—Peter Spinoso, for Kathryn F. Sheridan, owner.

PREMISES—261 Potter avenue, north side, 51 ft. east of Second avenue, Astoria, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

CALENDAR

JULY 17, 1928, 10 A. M.

Appeals from Administrative Orders.

- 151-28-A—2-10 South 2nd street, south side, 179.05 ft. west of Kent avenue, Brooklyn.
161-28-A—43-43 Vernon boulevard, Long Island City, Borough of Queens.
210-28-A—668 Eighth avenue, Manhattan.
969-27-A—227-228 West street, Manhattan.
76-28-A—24-73 Kindrid street, Astoria, Borough of Queens.
77-28-A—24-11 24th street, Long Island City, Borough of Queens.
466-28-A—2013-2017 Third avenue and 200-208 East 111th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 17, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

- CAL. NO. 1339-27-BZ—Application, December 23, 1927, under section 21 of the building zone resolution, of Harry Urquhart, applicant, on behalf of Israel Rosenblum, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1605-1611 Coney Island avenue, Brooklyn.
CAL. NO. 146-28-BZ—Application, February 17, 1928, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of S. S. Kresge Co., lessee for long term, over thirty years, to permit the extension, from a business district into a residence district, of a proposed business building; premises 1416-1420 Kings Highway, south side, 42.42 ft. west of East 15th street, Brooklyn.
CAL. NO. 68-28-BZ—Application, January 26, 1928, under section 21 of the building zone resolution, of Thomas W. Lamb, applicant, substituted for John Eberson, on behalf of Wilthan Realty Corp., owner, to permit the extension, from a business district into a residence district, of a proposed theatre building; premises 1230-1248 Third avenue, 183-187 East 71st street and 182-184 East 72nd street, Manhattan.
CAL. NO. 83-28-BZ—Application, January 28, 1928, under section 21 of the building zone resolution, of Harry M. Peyser, applicant, on behalf of Abraham L. Cohen, owner, to permit in a business district the erection and maintenance of a motor vehicle repair shop; premises 1239 East New York avenue, Brooklyn.
CAL. NO. 156-28-BZ—Application, February 23, 1928, under sections 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hugh Clark, owner, to permit in a business district the erection and maintenance of a gasoline service station and, also, a garage for the storage of more than five (5) motor vehicles; premises 287-291 Prospect avenue, Brooklyn.

178-28-BZ.

APPLICANT—Rosenson & Lorence, for Charles Uhlinger, owner.
PREMISES—2-6 Herbert street and 153-159 Richardson street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

180-28-BZ.

APPLICANT—John J. Dunnigan, for Horace Smith, owner.
PREMISES—410 City Island avenue, east side, 100.41 ft. north of Ditmars street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.

221-28-BZ.

APPLICANT—Edward P. Doyle, for William A. Sullivan, owner.
PREMISES—176-17 to 176-25 Baisley boulevard and 120-12 to 120-28 Merrick boulevard, St. Albans, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

222-28-BZ.

APPLICANT—William F. Doyle, for Angelina R. Schad, owner.
PREMISES—1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

223-28-BZ.

APPLICANT—Emil Guterman, for Edward J. Foy, owner.
PREMISES—North side of Skillman avenue, 11 ft. east of Lowery street, Long Island City, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

230-28-BZ.

APPLICANT—John J. Dunnigan, for The Billbuck Co., Inc., owner.
PREMISES—East side of Third avenue, 25 ft. north of East 187th street, The Bronx.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

232-28-BZ.

APPLICANT—McCooley & Conroy, for Nostrand Holding Corp., owner.
PREMISES—445 Empire boulevard, north side, 202 ft. 25/8 in. east of New York avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

CALENDAR

CAL. NO. 122-28-BZ—Application, February 8, 1928, under section 21 of the building zone resolution, of Nathan D. Shapiro & Brothers, applicants, on behalf of David Katz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.

CAL. NO. 159-28-BZ—Application, February 24, 1928, under sections 6, 7(a-b-e) and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyman Chipkin and Meyer Chipkin, owners, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 796-804 Park avenue, Brooklyn.

CAL. NO. 144-28-BZ—Application, February 16, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Prospect Plaza Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 348-358 Empire boulevard, south side, 60 ft. east of Nostrand avenue, Brooklyn.

CAL. NO. 73-28-BZ—Application, January 26, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Bernbro Realty Corp., owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Corlear avenue and West 230th street, The Bronx.

CAL. NO. 510-27-BZ—Application, May 9, 1927, under sections 7g and 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Philip J. Sinnott, on behalf of Alden Terrace Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

JULY 17, 1928, 2 P. M.

Petitions for Variations.

126-28-S—98-100 Nott avenue, Long Island City, Borough of Queens.

215-28-S—176 Park Row, Manhattan.

216-28-S—368 Canal street, Manhattan.

218-28-S—1793-1799 Jerome avenue, The Bronx.

224-28-S—48 West 46th street, Manhattan.

225-28-S—50 West 46th street, Manhattan.

229-28-S—328 Broome street, Manhattan.

241-28-S—540-550 West 58th street, Manhattan.

249-28-S—146 East 53rd street, Manhattan.

1223-27-S—199 Sackett street and 192-196 Degraw street Brooklyn.

CALL OF CLERK'S CALENDAR TUESDAY, JULY 24, 1928, AT 2 P. M.

Building Zone Cases.

20-28-BZ.

APPLICANT—Philip Freshman, for Markus Siegelman, owner.

PREMISES—99-100-101 Prospect Park Southwest and 617-617A-617½ 16th street, northwest corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of buildings for store purposes.

40-28-BZ.

APPLICANT—Cohen & Siegel, for Surpass Realty Corp., owner.

PREMISES—2075-2103 White Plains road, west side, 50 ft. north of Brady avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a "C" area and also a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required at a point 23 ft. above curb level under the zone resolution.

145-28-BZ.

APPLICANT—Daniel Campbell, Jr., for Avery Garage Corp., owner.

PREMISES—Northeast corner of Blossom avenue and Crommelin avenue and 35 Avery avenue, Flushing, Borough of Queens.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five (5) motor vehicles.

179-28-BZ.

APPLICANT—John J. Dunnigan, for May Bloom, owner.

PREMISES—2504 Boston Post road, northeast corner of Mace avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT the extension in area of an existing gasoline service station.

196-28-BZ.

APPLICANT—Alfred J. Boulton, for Bayer Holding Corp., owner.

PREMISES—99 Tompkins place, east side, 500 ft. north of Central avenue, Glendale, Borough of Queens.

APPLICATION, under sections 7a, 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the extension in height and area of an existing laundry.

243-28-BZ.

APPLICANT—McCooey & Conroy, for Essanarr Garage Corp., owner.

PREMISES—2489-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

CALENDAR

240-28-BZ.

APPLICANT—McCooey & Conroy, for Geraldine Norton, owner.

PREMISES—3502 Far Rockaway boulevard, 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

209-28-BZ.

APPLICANT—Cohen & Siegel, for Mount Pleasant Estates, owner.

PREMISES—430-442 West 125th street and 1-19 La Salle place, Manhattan.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

245-28-BZ.

APPLICANT—Thomas W. Lamb, for Highbridge Realty Corp., owner.

PREMISES—4140-4156 Broadway, 651-661 West 175th street, 650-662 West 176th street and 40-54 Wadsworth avenue, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building (theatre).

JULY 24, 1928, 10 A. M.

Appeals from Administrative Orders.

155-28-A—55 John street and 4-6 Dutch street, Manhattan.

190-28-A—3607-3609 Queens boulevard, Long Island City, Borough of Queens.

219-28-A—207-213 West 49th street and 1619 Broadway, Manhattan.

227-28-A—1211 Second avenue, Manhattan.

248-28-A—168-37 Hillside avenue, Jamaica, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 24, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1353-27-BZ—Application, December 30, 1927, under section 21 of the building zone resolution, of Edwin M. Bohm, applicant, on behalf of Ames Transfer Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3441 Kingsbridge avenue and 250-258 West 236th street, southwest corner, The Bronx.

CAL. NO. 18-28-BZ—Application, January 10, 1928, under sections 7g and 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, on behalf of Leo Silver Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1870-1878 East Tremont avenue and 1591-1599 White Plains road, southwest corner, The Bronx.

CAL. NO. 124-28-BZ—Application, February 9, 1928, under section 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, on behalf of John R. Lee, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 6419-6425 New Utrecht avenue, northeast corner of 65th street, Brooklyn.

CAL. NO. 522-28-BZ—Application, June 7, 1928, under section 21 of the building zone resolution, of Victor C. Farrar, applicant, on behalf of Columbia Riding Club, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and a stable for more than five (5) horses; premises 48-68 West 100th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

JULY 24, 1928, 2 P. M.

Petitions for Variations.

99-28-S—15 East 53rd street, Manhattan.

194-28-S—402 Broadway, Manhattan.

226-28-S—241-243 West 29th street, Manhattan.

250-28-S—14 Thomas street and 105-107 Duane street, Manhattan.

298-28-S—228-238 East 45th street and 237 East 44th street, Manhattan.

283-28-S—345-353 Seventh avenue, Manhattan.

497-28-S—1-3 East 35th street, Manhattan.

JULY 27, 1928, 10 A. M.

Appeals from Administrative Orders.

55-28-A—North side of North Jane street (Queensboro Bridge Plaza), from Radde to Prospect streets, Long Island City, Borough of Queens.

148-28-A—8 East 14th street, Manhattan.

208-28-A—1569 Third avenue, northeast corner of East 88th street, Manhattan.

239-28-A—118 Amity street, Flushing, Borough of Queens.

JULY 27, 1928, 2 P. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday afternoon, July 27, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1356-27-BZ—Application, December 31, 1927, under sections 7c and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of John A. R. Duntze, owner, to permit, partly in a business district and partly in a residence district, also extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 135-147 East 22nd street, east side, 275 ft. 6 7/8 in. south of Tilden avenue, Brooklyn.

CALENDAR

CAL. NO. 1261-27-BZ—Application, December 1, 1927, under section 21 of the building zone resolution, of Arverne Bay Construction Co., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station and, also, a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Euclid avenue and Glenmore avenue, Brooklyn.

CAL. NO. 120-28-BZ—Application, February 7, 1928, under sections 7c and 21 of the building zone resolution, of A. J. Burns, applicant, on behalf of Homack Construction Corp., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a building for business use on first story and residence use above; premises north side of Lake street (41st avenue), 149 ft. east of Louona avenue (National avenue), southeast corner of Roosevelt avenue (Grand avenue), and Louona avenue (National avenue), Corona, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 11, 1928, 10 A. M.

Appeal from Administrative Order.

1313-27-A—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 11, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 48-28-BZ—Application, January 18, 1928, under sections 7g and 21 of the building zone resolution, of Schreiber, Collins, Myers & Buchter, applicants, on behalf of Fort Lee Ferry Garage Co., Inc.,

owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 228-232 Nagle avenue, Manhattan.

CAL. NO. 71-28-BZ—Application, January 26, 1928, under sections 7e and 21 of the building zone resolution, of Max Handel, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.

CAL. NO. 1283-27-BZ—Application, December 8, 1927, under section 21 of the building zone resolution, of Robert E. Maloney, applicant, on behalf of Edlar Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

CAL. NO. 1322-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

CAL. NO. 116-28-BZ—Application, February 7, 1928, under sections 7g and 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Clifbert Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 865-877 Ralph avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 3, 1928.

Present: Commissioner Connell, Acting Chairman, Commissioners Holland and Guilfoyle and Deputy Chief Martin. The minutes of the regular meeting of the board, held Tuesday morning, June 26, 1928, and the minutes of the regular meeting of the board held Tuesday afternoon, June 26, 1928, were approved as printed in the Bulletin No. 27, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS.

1341-27-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for F. F. Wood, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—Foot of Marine street, City Island, The Bronx.

APPEARANCES—

For Appellant: Edward Bonner.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 10, 1928, at 10 a. m., on request of appellant's representative.

174-28-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Ann-Row Realty Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—13-21 Park Row and 13 Ann street, Manhattan.

APPEARANCES—

For Appellant: Edward Bonner.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 10, 1928, at 10 a. m., on request of appellant's representative.

MINUTES

136-28-A.
APPELLANT—Philip J. Sinnott, for Weprin & Glass Building Corp., lessee.
SUBJECT—Request for preferential hearing—re appeal from decision of fire commissioner.
PREMISES AFFECTED—2013-2017 Third avenue and 200-208 East 111th street, southeast corner, Manhattan.
APPEARANCES—
 For Appellant: Philip J. Sinnott.
ACTION OF BOARD—Request for early hearing granted. Appeal set for hearing July 17, 1928, at 10 a. m.
THE VOTE TO GRANT PREFERENTIAL HEARING—
 Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
 Negative 0
 Absent: Chairman Walsh..... 1

136-28-A.
APPELLANT—Sigmund Schuler, for United Cigar Stores of America, lessee.
SUBJECT—Appeal from order of fire commissioner.
PREMISES AFFECTED—35-37 Broad street, Manhattan.
APPEARANCES—None.
ACTION OF BOARD—Appeal withdrawn on written request.
THE VOTE TO WITHDRAW—
 Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
 Negative 0
 Absent: Chairman Walsh..... 1

BUILDING ZONE CASES.

120-28-BZ.
APPLICANT—A. J. Burns, for Homack Construction Corp., owner.
SUBJECT—Application (re decision of superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a building for business use on first story and residence use above.
PREMISES AFFECTED—North side of Lake street (41st avenue), 149 ft. east of Louona avenue (National avenue), southeast corner of Roosevelt avenue (Grand avenue) and Louona avenue (National avenue), Corona, Borough of Queens.
APPEARANCES—
 For Applicant: A. J. Burns.
 For Opposition: None.
ACTION OF BOARD—Laid over to July 27, 1928, at 2 p. m., on request of applicant. Final disposition.

1322-27-BZ.
APPLICANT—Crocker National Fire Prevention Engineering Co., for Daleson Realty Corp., owner.
SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.
APPEARANCES—
 For Applicant: Edward Bonner.
 For Opposition: John Pasta, Abraham Shaveach and Mrs. Marie J. Dean.
ACTION OF BOARD—Laid over to September 11, 1928, at 10 a. m., on request of applicant's representative.

1326-27-BZ.
APPLICANT—John J. Dunnigan, for John H. Cordes and Amy B. Cordes, owners.
SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—Southeast corner of Boston road and Herring avenue, The Bronx.
APPEARANCES—
 For Applicant: John J. Dunnigan.
 For Opposition: Mrs. Sheil, Edward Rass and Mrs. M. J. Heelan.
ACTION OF BOARD—Laid over to October 2, 1928, at 10 a. m., on request of opposition, with applicant concurring.

116-28-BZ.
APPLICANT—Edward L. Kelly, for Clifbert Realty Corp., owner.
SUBJECT—Application (re decision of fire commissioner) under sections 21 and 7g of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.
PREMISES AFFECTED—865-877 Ralph avenue, Brooklyn.
APPEARANCES—
 For Applicant: Edward L. Kelly.
 For Opposition: None.
ACTION OF BOARD—Laid over to September 11, 1928, at 10 a. m., on request of applicant.

98-28-BZ.
APPLICANT—Dennis A. Harrington, Jr., for Hannah McMonagle, owner.
SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
PREMISES AFFECTED—866-874 Rogers avenue, west side, 91 ft. 2 in. north of Snyder avenue, Brooklyn.
APPEARANCES—None.
ACTION OF BOARD—Application withdrawn on written request.
THE VOTE TO WITHDRAW—
 Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
 Negative 0
 Absent: Chairman Walsh..... 1

35-28-BZ.
APPLICANT—John J. Hollan, for Duo Holding Co., Inc., owner.
SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection of a gasoline selling station.
PREMISES AFFECTED—Northwest corner of 65th place and 51st road, Maspeth, Borough of Queens.
APPEARANCES—None.
ACTION OF BOARD—Application withdrawn on written request.
THE VOTE TO WITHDRAW—
 Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
 Negative 0
 Absent: Chairman Walsh..... 1

1266-27-BZ.
APPLICANT—Patrick J. Murray, for Gershell Realty Corp., owner.
SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution,

MINUTES

to permit, partly in a residence district and partly in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Northern boulevard and 196th street, Flushing, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

72-28-BZ.

APPLICANT—John J. Dunnigan, for Evabella Construction Co., owner.

SUBJECT—Application (re decision of tenement house commissioner) under section 21 of the building zone resolution, to permit in a residence district the use and maintenance of additional rooms of a tenement house for doctor's offices.

PREMISES AFFECTED—1840 Grand Concourse, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

41-28-BZ.

APPLICANT—Cohen & Siegel, for Fanley Realty Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2704-2710 Bailey avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

569-27-BZ.

APPLICANT—William F. Doyle, for Dclaney & Otten Co., Inc., owner.

SUBJECT—Application (re decision of fire commissioner) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied).

PREMISES AFFECTED—Southeast corner of Fourth avenue and 12th street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: James Feely.

ACTION OF BOARD—Application denied. Reconsidered and reopened and set for Calendar Call September 11, 1928.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle	2
Negative: Acting Chairman Connell and Deputy Chief Martin.....	2
Absent: Chairman Walsh.....	1

THE VOTE TO RECONSIDER AND RESTORE TO CALENDAR—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

1329-27-BZ.

APPLICANT—Cohen & Siegel, for Jerome-Van Wyck, Inc., owner.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—137-08 101st avenue, 101-05 Van Wyck boulevard, southeast corner, West Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Kaplan on application for adjournment, but absent on hearing when case was called.

For Opposition: Thomas O'Gallagher and S. L. Lewindorf.

ACTION OF BOARD—Request to lay over hearing application denied; dismissed for lack of prosecution on account of no appearance for applicant at the call of the case.

THE VOTE TO DISMISS—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(1329-27-BZ)

WHEREAS, Cohen & Siegel, for Jerome-Van Wyck, Inc., filed, December 27, 1927, an application for a variation from the requirements of the building zone resolution, the erection and maintenance of a gasoline service station; premises 137-08 101st avenue and 101-05 Van Wyck boulevard, southeast corner, West Jamaica, Borough of Queens; and

WHEREAS, at request of applicant's representative the case was laid over to the foot of the calendar, but no one appeared when the case was called.

Resolved, that the application be and it hereby is dismissed for lack of prosecution.

1327-27-BZ.

APPLICANT—John J. Dunnigan, for John Restivo, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the maintenance of a building occupied in part of the first story as a store and as dwellings above.

PREMISES AFFECTED—1421 Needham avenue, north side, 226.20 ft. east of Fish avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

MINUTES

THE RESOLUTION—

(1327-27-BZ)

WHEREAS, John J. Dunnigan, for John Restivo, owner, filed, December 22, 1927, an application, under the building zone resolution, to permit in a residence district the maintenance of a building occupied in part of the first story as a store and as dwellings above; premises 1421 Needham avenue, north side, 226.20 ft. east of Fish avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 3, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Needham avenue is in a residence district, Fish avenue is in a residence district and Oakley avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 15, 1927 (re Viol. 2161-1924), reads:

"Your letter of October 31, 1927, received in reference to Violation No. 2161 of 1924 pending against premises No. 1421 Needham Avenue, north side, 250' east of Fish Avenue, Bronx.

"The violation must be sustained as our inspector reports that part of the building is being used as a store for business use and the premises are located in a residence district, in which such business use is prohibited."

and

WHEREAS, the existing building is of frame construction, two stories in height, with a frontage of 22 ft. and a depth of 33 ft. 6 in.; to be occupied as a store on the first story and the remainder to be used as dwelling; and

WHEREAS, the board granted a temporary permit for a store on the same street, and the applicant has filed the consents of the owners of a large street frontage affected.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, for a temporary period of two years from this date, *on condition* that the store use shall be limited to the ground floor, a space of 14 ft. by 15 ft., at the front of building, on the south side; that there shall be no signs, other than lettering on the front windows of the store, indicating the name and nature of the business conducted on the premises, and that the use shall be limited to the conduct of a stationery and candy business store only.

416-28-BZ.

APPLICANT—Fred F. French Co., for Tudor City Seventh Unit, Inc., lessee, for Renoclaf Realty Corp., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street wall in excess of the height permitted under the zone resolution.

PREMISES AFFECTED—312-324 East 42nd street, south side, 175 ft. east of Second avenue, Manhattan.

APPEARANCES—

For Applicant: Fred J. Flynn.

For Opposition: Edward H. Daly.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(416-28-BZ)

WHEREAS, Fred F. French Co., for Renoclaf Realty Corp., owner, filed, May 2, 1928, an application, under the building

zone resolution, to permit in a one and one-half times height district, extending from a two times height district, the erection and maintenance of the street walls of a building in excess of the height permitted under the building zone resolution; premises 312-324 East 42nd street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 3, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that the area on the east side of a north and south line located 400 ft. west of First avenue is in a two times height district and the area on the west side of same line is in a one and one-half times height district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 9, 1928 (re N. B. App. No. 150-28), reads:

"5. Height is excessive. Art. 3 of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, thirty-two stories in height, with a frontage of 116 ft. 8 in. and a depth of 76 ft. $\frac{3}{4}$ in.; to be occupied as an apartment hotel; it is proposed to build the street walls to a uniform height of 200 ft. without a setback, above this point, setbacks to conform with the two times height regulations, except the street wall of the tower at 26th, 27th, 28th, 29th and 30th stories, shown by hatched lines on front elevation. The proposed building is located 75 ft. in the one and one-half times district and 41 ft. 8 in. in the two times district; under the zone resolution the 75 ft. of street wall in the one and one-half times district may be erected 150 ft. without a setback with an additional height on 60 per cent of the wall under the dormer provision; and

WHEREAS, 41 ft. 8 in. of the property under appeal is in a two times district and the westerly 75 ft. of the property is in a one and one-half times district, and the board deemed that there would be hardship in confining the street wall to the lesser height.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, to allow the application of the two times height district regulations for the entire building under appeal and, as to the location of the tower, permitting the northerly face of the tower to come within 58 ft. 6 in. southerly from the center of 42nd street, *on condition* that the building zone regulations shall be complied with in all other respects.

93-28-BZ.

APPLICANT—Robert Gottlieb, for Adolph Weg, owner.

SUBJECT—Application (re decision of superintendent of buildings) under sections 7b and 21 of the building zone resolution, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3880-3886 Park avenue, east side, 109.72 ft. south of East 172nd street, The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

MINUTES

THE RESOLUTION—

(93-28-BZ)

WHEREAS, Robert Gottlieb, for Adolph Weg, owner, filed, February 1, 1928, an application, under the building zone resolution, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 3880-3886 Park avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 3, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Park avenue is in an unrestricted district; Washington avenue is in a business district and East 172nd street is in a business and unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 23, 1928 (re App. N. B. 82-1928), reads:

"1. Proposed extension of public garage located in unrestricted district into business district contrary to Section 4 of the Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 75 ft. and a depth of 150 ft.; to be occupied as a garage for more than five motor vehicles, the rear portion extending approximately 5 ft. into the business district at the rear; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7b in that the use district boundary line divides the plot within the one ownership; that applicant was entitled to relief under section 21 on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the entire rear wall and the southerly gable wall in business district shall be unpierced throughout its entire height and length, and that the building zone resolution shall be complied with in all other respects.

CASES DISMISSED.

Appeals from Administrative Orders.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(14-28-A)

Filed January 7, 1928—Premises 4022 98th street, Corona, Borough of Queens. Appeal from order of the fire commissioner. Appellant: Alexander Oil Burner Corp. Dismissed for lack of prosecution.

(86-28-A)

Filed January 30, 1928—Premises 250 Greenpoint avenue, Borough of Brooklyn. Appeal from order of the fire commissioner. Appellant: Gustave Erda. Dismissed for lack of prosecution.

(87-28-A)

Filed January 30, 1928—Premises 226-228 Newell street Borough of Brooklyn. Appeal from order of the fire commissioner. Appellant: Gustave Erda. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Acting Chairman Connell, Commissioners Guilfoyle and Holland and Deputy Chief Martin.....

Negative

Absent: Chairman Walsh.....

THE RESOLUTION—

WHEREAS, the foregoing appellants have filed appeals with the board of standards and appeals from orders and decisions of administrative officials affecting the premises in question; and

WHEREAS, the appellants have failed to complete their papers, though duly notified to do so.

Resolved, that the foregoing appeals be and they hereby are *dismissed* for lack of prosecution.

Under the Building Zone Resolution.

The chairman called attention to the following cases where notices of intention to appeal were offered for filing but where, despite notices from this office papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(23-28-BZ)

Filed January 11, 1928—Premises 502-506 Kings Highway Borough of Brooklyn. Decision of superintendent of buildings. Applicant: Felix J. Wasselle. Dismissed for lack of prosecution.

(38-28-BZ)

Filed January 16, 1928—Premises 192-208 East 98th street Borough of Brooklyn. Decision of superintendent of buildings. Applicant: Philip J. Sinnott. Dismissed for lack of prosecution.

(74-28-BZ)

Filed January 26, 1928—Premises 45-76, 45-78, 45-80 164th street (24th street), Flushing, Borough of Queens. Decision of superintendent of buildings. Applicant: Fox, Weller & Wintner. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Acting Chairman Connell, Commissioners Guilfoyle and Holland and Deputy Chief Martin.....

Negative

Absent: Chairman Walsh.....

THE RESOLUTION—

WHEREAS, the foregoing applicants have filed with the board of standards and appeals applications under the building zone resolution, affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

Resolved, that the applications be and they hereby are *dismissed* for lack of prosecution.

Adjourned 12:40 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 3, 1928.

Present: Commissioner Connell, Acting Chairman, Commissioners Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS.

1223-27-S.

PETITIONER—Edwin H. Thatcher, for Decorated Metal Manufacturing Co., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—199 Sackett street and 192-196 Degraw street, Brooklyn.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 17, 1928, at 2 p. m., on written request.

169-28-S.

PETITIONER—John J. Gilmartin, for Samuel Arnow, owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—2328 Broadway, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

ACTION OF BOARD—Laid over to July 10, 1928, at 2 p. m., on request of petitioner.

171-28-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Julia Goldberg, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—12-14 West 32nd street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 10, 1928, at 2 p. m., on written request of petitioner.

497-28-S.

PETITIONER—Julius Eckman, for Roxton Realty Co., owner.

SUBJECT—Request for preferential hearing—re variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—1-3 East 35th street, Manhattan.

APPEARANCES—

For Petitioner: Julius Eckman.

ACTION OF BOARD—Request for early hearing granted and hearing set for July 24, 1928, at 2 p. m.

THE VOTE TO GRANT PREFERENTIAL HEARING—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

28-28-S.

PETITIONER—Dietrich Wortmann, for 515 West 29th Street, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of superintendent of buildings.

PREMISES AFFECTED—515 West 29th street, Manhattan.

APPEARANCES—

For Petitioner: Dietrich Wortmann.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

158-28-S.

PETITIONER—United Real Estate Owners Association, for Partos Realty Co., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—113-121 West 20th street, Manhattan.

APPEARANCES—

For Petitioner: J. Burmeister.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn—to comply.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

1133-27-S.

PETITIONER—United Real Estate Owners Association, for A. Jarmolowsky, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—171 Mercer street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

61-28-S.

PETITIONER—George Dress, for Golden Rule Wet Wash Laundry, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—353 East 78th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

111-28-S.

PETITIONER—Dunbar Pattern Co., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—23-25 Lafayette street (sixth story, west), Brooklyn.

APPEARANCES—

For Petitioner: Eugene Kerrigan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

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THE VOTE TO GRANT—

Affirmative	0
Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(111-28-S)

WHEREAS, Dunbar Pattern Co., lessee, filed, February 6, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 23-25 Lafayette street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated March 22, 1927 (Order No. 11019-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, eight stories in height, 125 ft. by 100 ft. in area; OCCUPIED: 1st story, stores, 12 persons; 2nd story, manufacture of lighting fixtures, 50 persons; 3rd story, printing and metal spinning, 25 persons; 4th story, manufacture of brassiers, 75 persons; 5th story, knitting mill, 40 persons; 6th story, printing and pattern making, 60 persons; 7th story, manufacture of shoes, 75 persons; 8th story, manufacture of dental products, 12 persons; EQUIPPED with a sprinkler system and a standpipe system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner, occupant of sixth story, west side, claims that the partitions in question are constructed of rock plaster boards on wood studs, extending from the concrete floor to the concrete ceiling, separating the offices from the factory area; that business has been conducted eighteen months with these partitions without any hazard arising from the same.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

173-28-S.

PETITIONER—John J. Gilmartin, for Coleman Holding Corp., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—114-116 East 25th street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(173-28-S)

WHEREAS, John J. Gilmartin, for Coleman Holding Corp., owner, filed, February 28, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 114-116 East 25th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 25, 1927 (Order No. 21652-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, twelve stories in height, 42 ft. by 95 ft. in area at first story and 42 ft. by

85 ft. in area above; OCCUPIED: 1st story, offices, 30 persons; 2nd story, offices and stockroom, 5 persons; 3rd story, vacant at present; 4th story, storage of perfumes, 2 persons; 5th story, office and stockroom, 5 persons; 6th story, vacant at present; 7th story, office and stockroom, 15 persons; 8th story, office and stockroom, 10 persons; 9th story, manufacture of perfumes, 30 persons; 10th story, manufacture of lamp shades, 30 persons; 11th story, office and stockroom, 10 persons; 12th story, office and stockroom, 10 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions 7 ft. high and constructed of wood and glass have been erected on the first, fifth, seventh, eleventh and twelfth stories of the building; and

WHEREAS, the petitioner contends that the only manufacturing done on the premises is on the ninth and tenth stories; proposes to remove the partitions on these stories and requests the acceptance of the existing partitions on the other stories.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the petition be and it hereby is *denied*.

191-28-S.

PETITIONER—William F. Doyle, for George M. Adrian & Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of health commissioner.

PREMISES AFFECTED—240 East 28th street, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(191-28-S)

WHEREAS, William F. Doyle, for George M. Adrian & Co., Inc., filed, March 2, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the commissioner of health, affecting premises 240 East 28th street, Borough of Manhattan; and

WHEREAS, the decision of the board of health, dated January 10, 1928, reads:

"At a meeting of the Board of Health of the Department of Health of the City of New York, held January 10, 1928, your application for a Sanitary Certificate for a Cellar Bakery at 240 E. 28th Street, in the Borough of Manhattan, was denied.";

and

WHEREAS, the building is non-fireproof, six stories in height, 37 ft. 6 in. by 86 ft. 2 in. in area; OCCUPIED: cellar, bakery and boiler room, 3 persons; 1st story, store and three living apartments; 2nd, 3rd, 4th, 5th and 6th stories, five living apartments on each story; the existing bakery in rear of cellar is 8 ft. 4 in. in height from floor to ceiling; the bake oven is built under the yard; the bakery is ventilated by three windows and a door opening to east yard court and six pivoted windows over the oven to yard area; the floor of bakery is level with the bottom of east yard court; and

WHEREAS, the petitioner contends that the bakery has been operating for a good many years, but through ignorance of the law no certificate of exemption was filed with the board of health.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only

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o far as it affects the height of ceiling; that any openings between the bakery and part marked "storage for tenants" hall be bricked up solid, and that the requirements of the labor law shall be complied with in all other respects.

52-28-S.

PETITIONER—William F. Doyle, for Alan Realty Co., owner.

SUBJECT—Variation of the labor law as cited in a decision of superintendent of buildings.

PREMISES AFFECTED—1384-1388 Broadway, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(152-28-S)

WHEREAS, William F. Doyle, for Alan Realty Co., owner, filed, February 21, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 1384-1388 Broadway, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered February 9, 1928, reads:

"1. All windows throughout must comply with Sec. 264-7 Labor Law and Rule 503 of Industrial Code.";

and

WHEREAS, the building is fireproof, twenty-three stories in height, having a frontage of 78 ft. $\frac{1}{4}$ in. on Broadway and 102 ft. 2 in. on West 38th street; OCCUPIED: 1st story, stores; 2nd story, bank; upper stories, offices, showrooms and 25 per cent manufacturing, approximately 30 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings in both street walls of the building on the first, second, third and fourth stories glazed with plate glass; the maximum area of the glass on the first story being 8 ft. by 10 ft.; on the second story being 6 ft. by 7 ft.; on the third story being 8 ft. by 10 ft., and on the fourth story being 8 ft. by 10 ft.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the four lower stories and would also detract from the architectural appearance of the building.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows of the three lower stories, street front, on condition that all openings shall be equipped with approved metal frames and sash, glazed with one-quarter-inch polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

1346-27-S.

PETITIONER—David Lupton's Sons Co., for The 25-27 West 56th Street Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in a decision of superintendent of buildings.

PREMISES AFFECTED—25-27 West 56th street and 24-26 West 57th street, Manhattan.

APPEARANCES—

For Petitioner: Edward P. Doyle, Norman T. Valentine and J. R. Carey.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(1346-27-S)

WHEREAS, Edward P. Doyle, substituted for David Lupton's Sons Co., for The 25-27 West 56th Street Co., Inc., owner, filed, December 28, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 25-27 West 56th street and 24-26 West 57th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated December 8, 1927 (Alt. 1931-27), reads:

"15. Windows should comply with Sec. 264, Labor Law, and Rule 503, Industrial Code.";

and

WHEREAS, the building is fireproof, ten stories in height, 50 ft. by 200 ft. 10 in. in area; OCCUPIED: 1st story, stores; showrooms and 25 per cent manufacturing, 60 persons; second to ninth stories, inclusive, stores, offices, showrooms and 25 per cent manufacturing, approximately 50 persons per story; 10th story, apartment, 4 persons; EQUIPPED with a sprinkler system; EXITS: three interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the first story in the West 56th street walls of the building glazed with one-quarter-inch thick plate glass, the maximum area of the glass being 16 ft. by 6 ft. 8 in.; it is proposed to omit self-closing devices from all windows on all stories of the West 56th street front; it is further proposed to install casement sash opening outward on the mezzanine, second and third stories of the West 56th street front and to install casement sash opening outward and omitting therefrom the self-closing devices and wire glass on the tenth story, east elevation; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass on the first story would destroy the intended use of said story; that the tenth story will be occupied as an apartment by the owner of the premises and that if any other type of sash and glass were used it would detract from the use of this story as an apartment.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the area of glass in the windows of the three lower stories, street front, on condition that all openings shall be equipped with approved metal frames and sash, glazed with one-quarter-inch polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

110-28-S.

PETITIONER—Glenn S. Williamson, for Press Publishing Co. (New York World), lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—53-63 Park Row, Manhattan.

APPEARANCES—

For Petitioner: Glenn S. Williamson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

MINUTES

THE RESOLUTION—

(110-28-S)

WHEREAS, Glenn S. Williamson, for Estate of Joseph Pulitzer, owner, filed, February 6, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 53-63 Park Row, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 16, 1928, reads:

"1. Arrange the entrance doors at the Park Row front and William Street front of building so as to open outwardly as per Section 271 of the Labor Law."

and

WHEREAS, the building is fireproof, fourteen stories in height, 115 ft. 4 in. by 237 ft. in area; OCCUPIED: cellar, pressroom and mailroom, 271 persons; 1st story, stores and offices, 120 persons; 2nd to 11th stories, inclusive, offices, not more than 180 persons on each story; 12th story, editorial rooms, 112 persons; 13th story, composing, 233 persons; 14th story, engraving, 44 persons; EQUIPPED with a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims that two revolving doors are provided for the main entrance hall on first story leading to Park Row and two revolving doors are provided for the basement story at rear of main hall leading to William Street; that there is a swinging door, 32 in. in width, at the south side of the William Street revolving doors, which opens into a room, which room has an exit door 36 in. in width leading direct to William street; furthermore, the petitioner contends that watchmen are in charge of the entrance doors on Park Row day and night; that due to the wind pressure at front of the building it would not be safe to have swinging doors opening outwardly.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that an unobstructed passageway, leading directly from the main corridor, approximately in the center of the building, shall be maintained to the store on the northeast corner, which is in operation and open twenty-four hours of the day; that a door shall be maintained to a store from within each stairway enclosure in addition to the door into room at south side of William street with egress to street; that the building shall be not increased in height or area, and that a sprinkler system, satisfactory to the fire department, shall be installed within a reasonable time.

192-28-S.

PETITIONER—Frederick Bauer.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—338 East 31st street, Manhattan.

APPEARANCES—

For Petitioner: David C. Munson.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(192-28-S)

WHEREAS, Frederick Bauer, for Albert Grosfeld, Inc., lessee, filed, March 1, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the

fire commissioner, affecting premises 338 East 31st street, Borough of Manhattan;

WHEREAS, the order of the fire commissioner, dated January 10, 1928 (Order No. 31214-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least 3' throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law."

and

WHEREAS, the building is nonfireproof, five stories in height, 50 ft. by 94 ft. in area; OCCUPIED: 1st story, shipping, 7 persons; 2nd, 3rd and 4th stories, storage of furniture, no occupancy; 5th story, furniture repair shop, 26 persons; EQUIPPED with a sprinkler system; EXITS: an interior wooden stairway, extending from the first story to roof, enclosed in wooden partitions at each story, with wood doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to yard level, with no legal means of egress from foot of fire escapes; ROOFS of adjoining buildings: 6 ft. lower at east and west; and

WHEREAS, the petitioner claims that to comply with the order would entail a tremendous expense; furthermore, the petitioner proposes to cut a gate in fence at rear of yard where egress may be had from foot of rear fire escape to yard of adjoining premises at south and through a fireproof passageway of the tenement to 30th street; a consent signed by the owner of the tenement to use her premises as an exit is filed in a prior case—Cal. No. 967-26-S.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that not more than twenty-five people shall be employed above the second story; that the egress from the termination of the fire escape at the rear shall be through a gate in the fence at rear to tenement house facing on 30th street and through a passageway in tenement house leading direct to street; that the consent of the owner of this tenement house shall be filed with the fire department; that the present sprinkler system shall be maintained; that the building shall not be increased in height or area, and that the labor law shall be complied with in all other respects.

1233-27-S.

PETITIONER—Max Cohen, for 25 West 35th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—25 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: J. Burmeister.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1233-27-S)

WHEREAS, J. Burmeister, substituted for Max Cohn, for 25 West 35th Street Corp., owner, filed, November 23, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 25 West 35th street, Borough of Manhattan; and

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WHEREAS, the order of the fire commissioner, dated April 18, 1927 (Order No. 16983-LD), reads:

"1. Arrange the fire escape on rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. SEE NOTE.

"NOTE: Among the defects noted are the following: Not continued to ground. No fireproof passageway to street.

"3. Extend the interior stairway at west side of building to the roof, as per Section 271 of the Labor Law.";

and

WHEREAS, the building is nonfireproof, four stories (42 ft.) in height, 22 ft. by 97 ft. in area at first story and 22 ft. by 90 ft. in area above; OCCUPIED: 1st story, restaurant; upper stories, tenant factories (manufacture of hats); 2nd story, 5 persons; 3rd story, 8 persons; 4th story, 6 persons; EXITS: an interior wood stairway, extending from the first story to top story, enclosed in metal-covered wood partitions with metal-covered wood doors at openings; a fire escape on the rear of the building, having (proposed) fireproof openings along the course thereof, extending from the main roof to an iron platform at first story extension roof level, with EGRESS from the termination of the fire escape by means of an iron platform on adjoining extension roofs and thence to fire escapes on adjoining building terminating on this platform and, also, by means of doors at second story level leading into adjoining building to east; ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner requests the acceptance of the existing means of egress from the termination of the fire escape and, contending that the occupancy of the building is small and the fire escape extends to the roof, requests permission to omit extending the interior stairway to the roof.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item 1 of Order No. 16983-LD, only so far as it affects the fireproof passageway to the street from the termination of the fire escape, *on condition* that an iron balcony shall be provided from the termination of the fire escape on the second story to the balcony of the fire escape on the fireproof building directly to the rear, with egress from the same up one flight to a door leading to the fireproof passageway of this building in the rear to the street, and that the fire escape shall conform in all other respects with the labor law; *granted*, as to Item 3, *on condition* that the interior stairs shall be enclosed in fire-resisting material with fireproof, self-closing doors at the openings; that a double-rung ladder shall be provided, leading from the top story hall to a 2 ft. by 3 ft. scuttle in the roof; that the occupancy shall not exceed twenty-five persons above the first story; that the building shall be not increased in height or area, and that the labor law shall be complied with in all other respects.

115-28-S.

PETITIONER—Antonio Rendino, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—302 Prospect Park West, Brooklyn.

APPEARANCES—

For Petitioner: Alice Rendino.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy

Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(115-28-S)

WHEREAS, Antonio Rendino, owner, filed, February 7, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 302 Prospect Park West, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated December 1, 1927, reads:

"Order No. 29315-LD:

"1. Provide an additional means of egress from each floor of the building remote from the interior stairway, as per Section 271 of the Labor Law.

"2. Extend the interior stairway to the roof, as per Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, three stories in height, 25 ft. by 85 ft. in area at first and second stories and 25 ft. by 28 ft. 8 in. in area at third story; OCCUPIED: 1st story, store and living apartment; 2nd story, dress-making, 12 persons; 3rd story, living apartment; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in wood lath and plaster partitions with wooden doors at openings; a fire escape on the rear of the building, having non-fireproof openings along the course thereof, extending from the yard level to the second story balcony; a gooseneck ladder to roof of second story extension; a second gooseneck ladder from roof of second story to main roof, with no legal means of egress from the foot of fire escape; ROOFS of adjoining buildings: 1 ft. 6 in. lower at south; vacant lot at north; and

WHEREAS, the petitioner claims, as to Items 1 and 2 of the order, that due to the reduced area of the third story there would be no benefit derived by providing a new interior stairway to the roof; that the ceiling of the second story is covered with stamped metal; that the fire hazard is low; furthermore, the petitioner proposes to provide a double-rung iron ladder to a metal-covered scuttle in the roof and also to provide a gate in the fence whereby egress may be had from yard to adjoining yard at west.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item 1, *on condition* that a ladder shall be provided from the roof of the third story to the roof of the second story in the rear of the third story section; that a 60-degree iron stairway shall be provided on the fire escape in the rear in lieu of the gooseneck ladder now installed from the balcony at the second story to the roof of the second story; that all the openings on fire escape on the first and second stories shall be fireproofed; that the exits from the termination of the fire escape in the rear shall be through doors in the fence of the adjoining properties, and that a letter of consent from the owner of the property to the north shall be filed with the fire department, and *granted*, as to Item 2, *on condition* that a gooseneck ladder shall be provided at the third story of stair enclosure leading to the scuttle in the roof; that the labor law shall be complied with in all other respects, and this variation is granted so long as conditions as to occupancy and use remain unchanged.

123-28-S.

PETITIONER—A. E. Nast, for Estate of Annette W. Van Buren, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—52 West 22nd street, Manhattan.

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APPEARANCES—

For Petitioner: John J. Gilmartin.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(123-28-S)

WHEREAS, A. E. Nast, for Estate of Annette W. Van Buren, owner, filed, February 8, 1928, a petition for a variation from the requirements of the labor law, as cited in order of the fire commissioner, affecting premises 52 West 22nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 21, 1928, reads:

"Order No. 31742-LD—

"1. Provide an additional means of egress from 1st story remote from existing exit as per Section 271 of the Labor Law.

"2. Provide an additional means of exit from workshop at rear of 2nd story remote from the interior stairway as per Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, 4 stories and pent-house in height, 23 ft. by 98 ft. 9 in. in area at 1st story and 23 ft. by 88 ft. 9 in. at 2nd story and smaller area above; OCCUPIED: 1st story, carpentering, 7 persons; 2nd story, showroom, 3 persons; 3rd story, furrier, 8 persons; 4th story, vacant; pent-house, living apartment; EXITS: an interior wooden stairway, extending from the 1st story to top story, enclosed in lath and plaster partitions with wood doors at openings; a fire-escape on the front and a fire-escape on the rear of the building, have fireproof openings along the course thereof, the front fire-escape extending from the 3rd to 4th story, with goose-neck ladder to roof, the rear fire-escape extending from roof of 2nd story extension to top story, with no legal means of egress from foot of rear fire-escape; ROOFS of adjoining buildings: 25 ft. higher at west; same level at east; and

WHEREAS, the petitioner claims as to Items 1 and 2 of the order, that it is impossible to provide a rear exit as the first story is built back to the rear lot line, and the second story to within 4 ft. of the lot line; furthermore, the petitioner proposes to provide a second means of egress from first and second stories by erecting an iron stairs 24 inches in width from the second story floor level at the head of first story stairs, leading to the bottom of a light shaft, located directly above, an iron landing and goose-neck ladder extending up to roof of 2nd story extension, where egress may be had to the adjoining extension roof of the same level at east, and to fire-escapes of the adjoining buildings;

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that a 60 degree stairway shall be provided in the rear of the first story, leading to an iron balcony at the level of the second story and a 60-degree iron stairway from the iron balcony leading to the roof of the second story extension, with egress from the termination to the roof of the second story extension of the building to the east, which is the same level as the second story extension of the building in question; that the openings on the first and second stories shall be equipped with fireproof casement doors; that the ceiling of the 2nd story extension for a distance of 10 ft. back from rear wall shall be fire retarded; that the building shall be not increased in height or area; and this variation is granted so long as conditions as to occupancy and use remain substantially unchanged.

759-27-S.

PETITIONER—John J. O'Brien, for O'Brien Estates, Inc., owner.

SUBJECT—Application for reopening—modification—re variation of the labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—647 Sixth avenue, Manhattan.

APPEARANCES—

For Petitioner: John J. O'Brien.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(759-27-S)

WHEREAS, John J. O'Brien, for O'Brien Estates, Inc., owner, filed June 30, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 647 Sixth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 13, 1927, reads:

"Order No. 16741-LD:

"1. Arrange the fire escape on rear of building and the openings leading thereto, and the windows opening on the course thereof so that same are in compliance with the provisions of Sec. 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. See NOTE.

"NOTE: Among the defects noted are the following:

"Windows on course not fireproof, self-closing; no stairs to roof; shutters obstruct passageway; no counter-balanced stairway from lowest balcony to ground; no fireproof passageway from termination to street; no doors to balcony each story.";

and

WHEREAS, the building is non-fireproof, four stories in height, 25 ft. by 50 ft. in area; OCCUPIED: 1st story, stores; 2nd story, employment agency, 5 persons; 3rd story, manufacture of embroidery, 5 persons; 4th story, manufacture of furs, 5 persons; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in wood lath and plaster partitions with wooden doors at openings; a double-rung iron ladder from top story hall closet to roof; a fire escape on the rear of the building having non-fireproof openings along the course thereof, extending from second story to top story; a goose-neck ladder to roof; a sliding drop ladder from second story balcony to yard and no legal means of egress from termination of fire escapes to street; ROOFS of adjoining buildings: same level at north and south; and

WHEREAS, the petitioner claims egress from termination of rear fire escapes may be had through first story public hallway to street; that there is an iron ladder from yard leading to roof of one-story extension adjoining at north; that there is an iron ladder leading to roof scuttle and a gooseneck ladder from rear fire escapes also leading to the roof; furthermore, the petitioner contends that the exits are adequate; and

WHEREAS, this petition was granted by the board at its session December 20, 1927, and applicant requested a modification of the original resolution as to occupancy because of additional work done in excess of requirement;

Resolved, that the board of standards and appeals does

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hereby *make a variation* in the requirements of the labor law and that the petition be and it hereby is *granted on condition* that the window at the rear of the first story southerly store shall be cut down and equipped with a door; that the existing passageway partition of the hallway shall be covered on the hall side with metal throughout; that a gooseneck ladder shall be provided from the top story balcony, rear fire escape to the roof; that the existing iron shutters shall be removed and all openings on course of fire escape fire-proofed; that a drop ladder in guides shall be provided from the lowest balcony to yard level; that a fixed iron ladder shall be provided from the rear yard to the roof of the adjoining one-story extension to the north; that the occupancy shall not exceed 15 persons above the second story, and that the building shall be not increased in height or area.

CASES DISMISSED

Variation of the Labor Law

The chairman called attention to the following case, where notices of intention to petition were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty.

(1272-27-S)

Filed December 5, 1927—Premises 501-507 Seventh avenue and 135-147 West 37th street, Manhattan. Order of superintendent of buildings. Petitioner: Joseph Rosenberg & Co. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

WHEREAS, the foregoing petitioner has filed with the board of standards and appeals a petition for variation of the labor law, affecting premises in question; and

WHEREAS, the petitioner has failed to complete his papers, though duly notified to do so;

Resolved, that the foregoing petition be and it hereby is dismissed for lack of prosecution.

Appliances

The chairman called attention to the following cases, where notices of intention to petition for approval were offered for filing; but where, despite notices from this office, papers have not been completed:

(1108-24-SA)

Filed September 9, 1924—Approval of Simplicity Fuel Oil Burner. Petitioner: The Petroleum Combustion Corp. Dismissed for lack of prosecution.

(683-25-SA)

Filed June 30, 1925—Approval of Billow Fuel Oil Burner. Petitioner: Charles O. Lenz. Dismissed for lack of prosecution.

(1106-25-SA)

Filed October 27, 1925—Approval of Modern Oil Burner. Petitioner: Modern Oil Burner Co., Inc. Dismissed for lack of prosecution.

(929-26-SA)

Filed November 12, 1926—Approval of Seaboldt Vacuum Syphon Oil Burner. Petitioner: National Safety Oil Burning Co., Inc. Dismissed for lack of prosecution.

(950-26-SA)

Filed November 18, 1926—Approval of The Ideal Fuel Oil Burner. Petitioner: George Jockers. Dismissed for lack of prosecution.

(1094-27-SA)

Filed October 10, 1927—Approval of Fluid Heat Domestic Fuel Oil Burner Type O. Petitioner: Lee Finish Corporation. Dismissed for lack of prosecution.

(1314-27-SA)

Filed December 20, 1927—Approval of Gravoil Burner. Petitioner: Gravoil Burner, Inc. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

WHEREAS, the foregoing petitioners have filed with the board of standards and appeals petitions for approval of the above oil burners; and

WHEREAS, the petitioners have failed to complete their papers though duly notified to do so;

Resolved, that the foregoing petitions be and they hereby are dismissed for lack of prosecution.

Adjourned, 5.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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*CORRECTION

The minutes of the meeting of the board of standards and appeal held Tuesday, April 10, 1928, as they appeared in Bulletin No. 16, Vol. XIII, are hereby corrected to read as follows:

THE RESOLUTION—

(1145-27-A)

WHEREAS, Joseph L. Hernon, for Bank of The Manhattan Co., owner, filed October 24, 1927, an appeal from an order of the fire commissioner, affecting premises 40-42 Wall street and 37-39 Pine street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 23, 1927, reads:

*Correction—Words "labor law" changed to "building code" in line 49 of resolution.

"Order No. 26776-F:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above a neighboring roof at east and west sides of building or other approved protection, as per Section 375, Article 18, Chapter 5 of the Code of Ordinances.";

and

WHEREAS, the building is fireproof, twelve stories and pent house in height, having a frontage of 75 ft. on Wall street, 45 ft. 10½ in. on Pine street and a depth of 194 ft. 10 in.; OCCUPIED as an office building, approximately 45 persons per story; and

WHEREAS, there are six windows in the southeast court

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of the building on the tenth, eleventh and twelfth stories and two windows in the northeast court of the building on the eleventh and twelfth stories of the building within 30 ft. of openings in a twenty-three-story fireproof building to the east; two windows on the eighth story, three windows on the ninth story, three windows on the tenth story and three windows on the eleventh story in the southerly portion of the west wall of the building within 50 ft. of the roof of a neighboring eight-story fireproof building to the west; two windows in the southerly wall of the westerly center court of the building on the third and fourth stories of the building within 30 ft. of openings in a neighboring building to the west; two windows on each story above the first story and one window on the second to eighth stories, inclusive, in the easterly wall, and one window on the

second to eighth stories, inclusive, in the north wall of the court at the northwest portion of the building within 30 ft. of openings in or within 50 ft. of the roof of a neighboring three-story fireproof building to the west; and

WHEREAS, appellat contends that the buildings forming the exposures are fireproof, occupied as office buildings and that there is nothing of a hazardous nature stored therein.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that all the windows in the stair halls, fire towers and elevator shafts shall comply with the requirements of the building code; that the building shall not be increased in height, area or dimension, and granted only as long as the use and occupancy of premises remain substantially unchanged.

RULES

SMOKING IN FACTORIES.

Adopted by the Board of Standards and Appeals,
August 13, 1918.

RULE 1. PERMIT.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the fire commissioner.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stairhall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the fire commissioner shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the fire commissioner.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which, the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the fire commissioner, and he shall not again issue a permit for the same premises until at least one year has elapsed.

RULE 2. PERMISSIBLE CASES.

Smoking may be permitted in:—

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and, further, unless the building is of fireproof construction or equipped with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the fire commissioner may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

- Blacksmithing or horseshoeing;
- Boiler making;
- Brick, terra cotta or artificial stone works;
- Forge shops;
- Foundries;
- Iron, steel, brass or copper works;
- Machine shops;
- Smelting;
- Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the fire commissioner may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 1872-21-SA—Ford Fire Line Reducing Valve, approval of.
- 447-22-SA—Howard Water Pressure Reducing Devices, approval of.
- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.

- 1264-25-SA—Koerting Gear Pump, approval of.
- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 418-26-SA—Film Inspection Machine (approved type), approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
- 1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.
- 1071-27-SA—New Process Oil Burner, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
- 1259-27-SA—Pioneer Automatic Oil Burner, approval of.
- 1307-27-SA—A B C Angle Hose Valve, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 304-28-SA—Crocker 2½-Inch Angle Hose Valve, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

SECOND QUARTERLY REPORT

CITY OF NEW YORK BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, CHAIRMAN
MUNICIPAL BUILDING

July 10, 1928.

HON. JAMES J. WALKER,
Mayor, New York City.

Sir:—I have the honor to submit for your information the Second Quarterly report of the Board of Standards and Appeals, for the quarter ending June 30, 1928, which is set forth as follows:

CASES FILED AND PENDING, 1928

FILED 1928	A	BZ	S	SA	SR	M'L	T'L	GR. T'L
JANUARY	27	39	19	6	0	48	139	..
Restored	1	9	1	0	0	0	11	150
FEBRUARY	23	45	25	2	0	20	115	..
Restored	1	0	1	1	1	0	4	119
MARCH	37	43	21	4	0	38	143	..
Restored	1	6	5	1	0	0	13	156
APRIL	49	44	24	3	0	32	152	..
Restored	1	2	4	0	0	0	7	159
MAY	33	27	23	2	0	48	133	..
Restored	3	6	3	1	0	0	13	146
JUNE	30	35	22	5	0	33	125	..
Restored	1	3	0	0	0	0	4	129
TOTAL	207	259	148	25	1	219	859	859
PENDING, 1927....	216	188	163	101	1	0	669	669
GRAND TOTAL...	423	447	311	126	2	219	1528	1528

DISPOSITION 1928

JANUARY	41	40	41	14	0	48	184	..
FEBRUARY	33	18	23	9	0	20	103	..
MARCH	29	39	35	1	1	38	143	430
APRIL	22	43	33	8	0	32	138	..
MAY	39	54	37	4	1	48	183	..
JUNE	33	24	21	13	0	33	124	445
TOTAL	197	218	190	49	2	219	875	875
PENDING JUNE 30, 1928....	226	229	121	77	0	0	653	653

Code: A—Appeals from Administrative Orders. BZ—Applications under Building Zone Resolution. S—Petitions for Variation of Labor Law. SA—Petitions for Approval of Appliances. SR—Petitions for Adoption of Rules. M'L—Miscellaneous Docket.

SUMMARY.

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	100
		Dismissed	40
		Denied	179
Cases filed up to July 1, 1928.....	588	Granted	2
		Granted on condition.....	284
		Appliances approved.....	36
Restored to calendar.....	52	Appliances dismissed, disapproved or withdrawn....	13
		Rules approved.....	2
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	130	Requests to reopen granted.....	112
		Requests to reopen denied.....	18
Requests to amend.....	28	Requests to amend granted.....	27
		Requests to amend denied.....	0
Requests for modification.....	8	Requests for modification granted.....	5
		Requests for modification denied.....	3

(Continued on next page)

SECOND QUARTERLY REPORT

Requests to rescind.....	3	Requests to rescind granted.....	3
Requests for extension of time.....	23	Requests to rescind denied.....	0
Requests for extension of permit.....	7	Requests for extension of time granted.....	21
Requests for mechanical installations.....	0	Requests for extension of time denied.....	2
Requests for approval of plans.....	17	Requests for extension of permit granted.....	6
Administrative requests.....	0	Requests for extension of permit denied.....	1
Requests for interpretation.....	3	Requests to install granted.....	0
Total	1528	Requests to install denied.....	0
Disposed of.....	875	Plans approved.....	16
Cases pending June 30, 1928.....	653	Plans disapproved.....	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	3
		Requests withdrawn or dismissed.....	1
		Total	875

MONEYS RECEIVED

SUBSCRIPTIONS	1st QUAR.	APRIL	MAY	JUNE	TOTAL
To Bulletin.....	\$420.00	\$172.50	\$117.50	\$ 97.50	\$807.50
Cash Sales	134.35	39.17	27.95	33.25	234.72
Paid to Chamberlain.....	\$554.35	\$211.67	\$145.45	\$130.75	\$1,042.22

WILLIAM J. O'GORMAN, *Secretary.*

WILLIAM E. WALSH, *Chairman.*

RULES

RULES FOR THE TESTING OF WOOD

Pursuant to the Provision of Section 356 of Chapter 5 of the Code of Ordinances (Building Code).

(639-27-SR)

Adopted by the Board of Standards and Appeals July 22, 1927. Amended March 16, 1928.

Rule 1. Before any wood may be used for flooring or interior trim where incombustible materials are required under the provisions of section 356 of the Building Code, the superintendent of buildings must be notified promptly upon the delivery at the job of a consignment of such material. One test sample for each 2,000 feet of material will then be selected by a representative of the Bureau of Buildings, marked for identification, and forwarded to the testing laboratory, where, under the supervision of the superintendent of buildings or his representative, the samples shall be subjected to the following tests:

Before making tests of all specimens for testing shall be oven dried at a temperature of 140° F. to a point where there is no further loss of weight due to evaporation of moisture content.

A. SHAVING TEST—A mass of shavings cut fairly thick from the outside and interior of sticks of the treated wood are to be tested separately. These shavings shall be placed to a depth of two inches in a metal vessel twelve inches square, the bottom of which shall consist of a wire screen of ½ inch mesh. The shavings shall be packed down moderately to reduce the air spaces. A Bunsen yellow flame shall then be placed beneath the receptacle so that the flame is in contact with the shavings. After twenty-five seconds the flame shall be removed. The flame at no time should show higher than six inches above the top of the bed of shavings and the shavings should not be consumed in less than five minutes.

B. TIMBER TEST. Two samples ¾ inch by 1½ inches in cross section and twelve inches long shall be

laid side by side across the top of a gas crucible furnace with a pyrometer between them. The specimens shall be subjected to a flame at 1700 deg. Fahrenheit for two minutes, the test pieces shall then be removed, and the time of duration of flame and glow observed. The sticks shall then be cut through the middle at the most burned section and the area of the unburned wood measured with a planimeter. The flame must not persist longer than 15 seconds nor the glow longer than 20 seconds, and, in the case of hard woods, the unburned area should not be less than 55 per cent., nor in the case of soft woods less than 45 per cent.

C. CRIB TEST—Twenty samples are to be prepared, each ½ inch square and 6 inches long. These shall be built up on a ring support to form a crib work five tiers high, four sticks to a tier, making the crib six inches by six inches and approximately 2½ inches high. The crib shall be set six inches above a Bunsen burner to which the crib shall be exposed for a period of one minute at a temperature approximating 1200 deg. Fahrenheit. The flame must not persist more than twenty seconds after the Bunsen burner is removed, nor the glow last more than thirty seconds. The tendency of the flame to spread from stick to stick must also be noted.

Rule 2. All of the above tests shall be at the expense of the owner or contractor or other interested party.

If the tests are satisfactory the entire shipment will be permitted to be taken into the building and used. If not, the entire shipment shall be condemned and must be removed from the premises.

In general, acceptance shall be predicated upon the existence of a complete plant in full working order from which the material is shipped, and each shipment, or, where possible, each piece shall be trade marked in a conspicuous manner so that there may be no doubt as to its identity.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	110
		Dismissed	48
		Denied	182
Cases filed up to July 4, 1928.....	589	Granted	2
		Granted on condition.....	295
		Appliances approved.....	36
Restored to calendar.....	53	Appliances dismissed, disapproved or withdrawn.....	20
		Rules approved.....	2
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	132	Requests to reopen granted.....	114
		Requests to reopen denied.....	18
Requests to amend.....	28	Requests to amend granted.....	27
		Requests to amend denied.....	0
Requests for modification.....	9	Requests for modification granted.....	6
		Requests for modification denied.....	3
Requests to rescind.....	3	Requests to rescind granted.....	3
		Requests to rescind denied.....	0
Requests for extension of time.....	23	Requests for extension of time granted.....	21
		Requests for extension of time denied.....	2
Requests for extension of permit.....	7	Requests for extension of permit granted.....	6
		Requests for extension of permit denied.....	1
Requests for mechanical installations.....	0	Requests to install granted.....	0
		Requests to install denied.....	0
Requests for approval of plans.....	17	Plans approved.....	16
		Plans disapproved.....	1
Administrative requests.....	0	Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
Requests for interpretation.....	3	Interpretations	3
		Requests withdrawn or dismissed.....	1
Total	1533	Total	917
Disposed of.....	917		
Cases pending July 4, 1928.....	616		

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My subscription is to begin with the issue for....., 1928.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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JULY 17, 1928

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No. 29

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, July 10, 1928, 10 a. m.

Minutes of Regular Meeting, July 10, 1928, 2 p. m.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted. *23 1928*

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, July 17, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, July 24, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to July 11, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
604-28-BZ.....	B.B.B....	5001-5027 Kings Highway, Bklyn., Applic. 9036-28
603-28-BZ.....	B.B.B....	593-615 Albany ave., Bklyn., Applic. 8536-28
602-28-S.....	F.D.....	289-290 Logan st., Bklyn., L. D. 33840 & 33842
601-28-BZ.....	F.D.....	7716 Queens blvd., Elmhurst, Q., N. B. 984-28
600-28-S.....	F.D.....	15 E. 53rd st., Man., L. D. 20110
599-28-S.....	F.D.....	555-557 Madison ave., Man., L. D. 38602 & 38604
598-28-BZ.....	B.B.Bx...	Northeast corner of West Tremont ave. & Cedar ave., Bx., N. B. 860-28
597-28-S.....	F.D.....	162-164 Varick st., Man., L. F. 37281
596-28-A.....	F.D.....	547-571 Watkins st., Bklyn., F-30574
595-28-BZ.....	T.H.D....	Southeast corner of Montgomery st. & Albany ave., Bklyn., Decision
594-28-SA.....	B.B.M....	Sil-O-Cel Heat Insulating Brick, Material
593-28-SA.....	B.B.M....	Celite—For Use With Cement, Material
592-28-S.....	B.B.M....	238 E. 47th st., Man., Decision
591-28-S.....	F.D.....	1368-1370 DeKalb ave., Bklyn., L. D. 31711
590-28-BZ.....	B.B.Bx...	543-549 East Fordham rd., Bx., N. B. 1399-28

Restored to Calendar.

74-28-BZ.....	B.B.Q....	45-76, 45-78 & 45-80 164th st. (24th st.), Flushing, Q., Alt. 3994-27
38-28-BZ.....	B.B.B....	192-208 E. 98th st., Bklyn., Applic. 21327-27
1265-27-S.....	F.D.....	374-380 Second ave., Man., L. D. 21841
540-27-BZ.....	B.B.B....	725-727 Bedford ave., Bklyn., Applic. 7762-27
81-27-S.....	B.B.M....	48-56 W. 48th st., Man., Cert. of Occupancy 10866
14-27-BZ.....	F.D.....	92-110 E. 98th st., Bklyn., Applic. 19375-26
569-26-SA.....	F.D.....	T. & S. Oil Burner, Appliance

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, JULY 17, 1928, 2 P. M.

Building Zone Cases.

49-28-BZ.	APPLICANT—Harry Rutheiser, for Gotham Realty Corp., owner.
	PREMISES—1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above.
101-28-BZ.	APPLICANT—John J. Dunnigan, for Ahneman & Younkheere, Inc., owner.
	PREMISES—3402 Bailey avenue, east side, 761.43 ft. north of Summit place, The Bronx.
	APPLICATION, under sections 7e and 7c of the building zone resolution,
	TO PERMIT in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the required rear yard.
149-28-BZ.	APPLICANT—Peter Spinoso, for Kathryn F. Sheridan, owner.
	PREMISES—261 Potter avenue, north side, 51 ft. east of Second avenue, Astoria, Borough of Queens.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the erection and maintenance of a gasoline service station.
178-28-BZ.	APPLICANT—Rosenson & Lorence, for Charles Uhlinger, owner.
	PREMISES—2-6 Herbert street and 153-159 Richardson street, Brooklyn.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the erection and maintenance of a gasoline service station.
180-28-BZ.	APPLICANT—John J. Dunnigan, for Horace Smith, owner.
	PREMISES—410 City Island avenue, east side, 100.41 ft. north of Ditmars street, The Bronx.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.
221-28-BZ.	APPLICANT—Edward P. Doyle, for William A. Sullivan, owner.
	PREMISES—176-17 to 176-25 Baisley boulevard and 120-12 to 120-28 Merrick boulevard, St. Albans, Borough of Queens.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the erection and maintenance of a gasoline service station.
222-28-BZ.	APPLICANT—William F. Doyle, for Angelina R. Schad, owner.

CALENDAR

PREMISES—1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

223-28-BZ.

APPLICANT—Emil Guterman, for Edward J. Foy, owner.

PREMISES—North side of Skillman avenue, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

230-28-BZ.

APPLICANT—John J. Dunnigan, for The Billbuck Co., Inc., owner.

PREMISES—East side of Third avenue, 25 ft. north of East 187th street, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

232-28-BZ.

APPLICANT—McCooey & Conroy, for Nostrand Holding Corp., owner.

PREMISES—445 Empire boulevard, north side, 202 ft. 25 $\frac{1}{8}$ in. east of New York avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

JULY 17, 1928, 10 A. M.

Appeals from Administrative Orders.

151-28-A—2-10 South 2nd street, south side, 179.05 ft. west of Kent avenue, Brooklyn.

161-28-A—43-43 Vernon boulevard, Long Island City, Borough of Queens.

210-28-A—668 Eighth avenue, Manhattan.

969-27-A—227-228 West street, Manhattan.

76-28-A—24-73 Kindrid street, Astoria, Borough of Queens.

77-28-A—24-11 24th street, Long Island City, Borough of Queens.

466-28-A—2013-2017 Third avenue and 200-208 East 111th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 17, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1339-27-BZ—Application, December 23, 1927, under section 21 of the building zone resolution, of Harry Urquhart, applicant, on behalf of Israel Rosenblum, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1605-1611 Coney Island avenue, Brooklyn.

CAL. NO. 146-28-BZ—Application, February 17, 1928, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of S. S. Kresge Co., lessee for long term, over thirty years, to permit the extension, from a business district into a residence district, of a proposed business building; premises 1416-1420 Kings Highway, south side, 42.42 ft. west of East 15th street, Brooklyn.

CAL. NO. 68-28-BZ—Application, January 26, 1928, under section 21 of the building zone resolution, of Thomas W. Lamb, applicant, substituted for John Eberson, on behalf of Wilthan Realty Corp., owner, to permit the extension, from a business district into a residence district, of a proposed theatre building; premises 1230-1248 Third avenue, 183-187 East 71st street and 182-184 East 72nd street, Manhattan.

CAL. NO. 83-28-BZ—Application, January 28, 1928, under section 21 of the building zone resolution, of Harry M. Peyser, applicant, on behalf of Abraham L. Cohen, owner, to permit in a business district the erection and maintenance of a motor vehicle repair shop; premises 1239 East New York avenue, Brooklyn.

CAL. NO. 156-28-BZ—Application, February 23, 1928, under sections 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hugh Clark, owner, to permit in a business district the erection and maintenance of a gasoline service station and, also, a garage for the storage of more than five (5) motor vehicles; premises 287-291 Prospect avenue, Brooklyn.

CAL. NO. 122-28-BZ—Application, February 8, 1928, under section 21 of the building zone resolution, of Nathan D. Shapiro & Brothers, applicants, on behalf of David Katz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.

CAL. NO. 159-28-BZ—Application, February 24, 1928, under sections 6, 7(a-b-e) and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyman Chipkin and Meyer Chipkin, owners, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 796-804 Park avenue, Brooklyn.

CAL. NO. 144-28-BZ—Application, February 16, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Prospect Plaza Corp., owner, to permit in a business district the erection and maintenance of a gaso-

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line service station; premises 348-358 Empire boulevard, south side, 60 ft. east of Nostrand avenue, Brooklyn.

CAL. NO. 73-28-BZ—Application, January 26, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Bernbro Realty Corp., owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Corlear avenue and West 230th street, The Bronx.

CAL. NO. 510-27-BZ—Application, May 9, 1927, under sections 7g and 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for Philip J. Sinnott, on behalf of Alden Terrace Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

JULY 17, 1928, 2 P. M.

Petitions for Variations.

126-28-S—98-100 Nott avenue, Long Island City, Borough of Queens.

215-28-S—176 Park Row, Manhattan.

216-28-S—368 Canal street, Manhattan.

218-28-S—1793-1799 Jerome avenue, The Bronx.

224-28-S—48 West 46th street, Manhattan.

225-28-S—50 West 46th street, Manhattan.

229-28-S—328 Broome street, Manhattan.

241-28-S—540-550 West 58th street, Manhattan.

249-28-S—146 East 53rd street, Manhattan.

1223-27-S—199 Sackett street and 192-196 Degraw street, Brooklyn.

CALL OF CLERK'S CALENDAR TUESDAY, JULY 24, 1928, AT 2 P. M.

Building Zone Cases.

20-28-BZ.

APPLICANT—Philip Freshman, for Markus Siegelman, owner.

PREMISES—99-100-101 Prospect Park Southwest and 617-617A-617½ 16th street, northwest corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of buildings for store purposes.

40-28-BZ.

APPLICANT—Cohen & Siegel, for Surpass Realty Corp., owner.

PREMISES—2075-2103 White Plains road, west side, 50 ft. north of Brady avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a "C" area and also a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required at a

point 23 ft. above curb level under the zone resolution.

145-28-BZ.

APPLICANT—Daniel Campbell, Jr., for Avery Garage Corp., owner.

PREMISES—Northeast corner of Blossom avenue at Crommelin avenue and 35 Avery avenue, Flushing Borough of Queens.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five (5) motor vehicles.

179-28-BZ.

APPLICANT—John J. Dunnigan, for May Bloom, owner.

PREMISES—2504 Boston Post road, northeast corner of Mace avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT the extension in area of an existing gasoline service station.

196-28-BZ.

APPLICANT—Alfred J. Boulton, for Bayer Holding Corp., owner.

PREMISES—99 Tompkins place, east side, 500 ft. north of Central avenue, Glendale, Borough of Queens.

APPLICATION, under sections 7a, 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the extension in height and area of an existing laundry.

243-28-BZ.

APPLICANT—McCooey & Conroy, for Essanarr Garage Corp., owner.

PREMISES—2489-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

240-28-BZ.

APPLICANT—McCooey & Conroy, for Geraldine Norton, owner.

PREMISES—3502 Far Rockaway boulevard, 301 Beach 35 street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

209-28-BZ.

APPLICANT—Cohen & Siegel, for Mount Pleasant Estate, owner.

PREMISES—430-442 West 125th street and 1-19 La Salle place, Manhattan.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

245-28-BZ.

APPLICANT—Thomas W. Lamb, Inc., for Highbridge Realty Corp., owner.

PREMISES—4140-4156 Broadway, 651-661 West 175th street, 650-662 West 176th street and 40-54 Wadsworth avenue, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

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PERMIT the extension, from a business district into a residence district, of a proposed business building (theatre).

JULY 24, 1928, 10 A. M.

Appeals from Administrative Orders.

55-28-A—55 John street and 4-6 Dutch street, Manhattan.
90-28-A—3607-3609 Queens boulevard, Long Island City, Borough of Queens.

19-28-A—207-213 West 49th street and 1619 Broadway, Manhattan.

27-28-A—1211 Second avenue, Manhattan.

48-28-A—168-37 Hillside avenue, Jamaica, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 24, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1353-27-BZ—Application, December 30, 1927, under section 21 of the building zone resolution, of Edwin M. Bohm, applicant, on behalf of Ames Transfer Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3441 Kingsbridge avenue and 250-258 West 236th street, southwest corner, The Bronx.

CAL. NO. 329-28-BZ—Application, April 9, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Golran Realty Corp., owner, to permit in a residence district the erection and maintenance of a tenement house with stores on the first story; premises northwest corner of Van Cortlandt avenue and Bailey avenue (Orloff avenue), The Bronx.

CAL. NO. 330-28-BZ—Application, April 9, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Golran Realty Corp., owner, to permit in a residence district the erection and maintenance of a tenement house with stores on the first story; premises northwest corner of Sedgwick avenue and Van Cortlandt avenue, The Bronx.

CAL. NO. 18-28-BZ—Application, January 10, 1928, under sections 7g and 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, on behalf of Leo Silver Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1870-1878 East Tremont avenue and 1591-1599 White Plains road, southwest corner, The Bronx.

CAL. NO. 124-28-BZ—Application, February 9, 1928, under section 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, on behalf of John R. Lee, owner, to permit in a business district the erection and maintenance of a gaso-

line service station; premises 6419-6425 New Utrecht avenue, northeast corner of 65th street, Brooklyn.

CAL. NO. 522-28-BZ—Application, June 7, 1928, under section 21 of the building zone resolution, of Victor C. Farrar, applicant, on behalf of Columbia Riding Club, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and a stable for more than five (5) horses; premises 48-68 West 100th street, Manhattan.

CAL. NO. 1215-27-BZ—Application, November 16, 1927, under section 7g of the building zone resolution, of Alfred J. Boulton, applicant, substituted for Jacob Lubroth, Inc., on behalf of Roseth Realty Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously dismissed for lack of prosecution); premises 342-352 Coney Island avenue, Brooklyn.

CAL. NO. 114-28-BZ—Application, February 6, 1928, under sections 7e and 21 of the building zone resolution, of Byrnes & Buckley, applicants, on behalf of Louis Tafano, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 109-07-109-17 101st avenue (4453-4459 Jerome avenue), Richmond Hill, Borough of Queens.

CAL. NO. 186-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of George Ehret Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2165 Amsterdam avenue and 462-470 West 167th street, southeast corner, Manhattan.

WILLIAM E. WALSH, *Chairman.*

JULY 24, 1928, 2 P. M.

Petitions for Variations.

99-28-S—15 East 53rd street, Manhattan.

194-28-S—402 Broadway, Manhattan.

226-28-S—241-243 West 29th street, Manhattan.

250-28-S—14 Thomas street and 105-107 Duane street, Manhattan.

298-28-S—228-238 East 45th street and 237 East 44th street, Manhattan.

283-28-S—345-353 Seventh avenue, Manhattan.

497-28-S—1-3 East 35th street, Manhattan.

JULY 27, 1928, 10 A. M.

Appeals from Administrative Orders.

239-28-A—118 Amity street, Flushing, Borough of Queens.

55-28-A—North side of North Jane street (Queensboro Bridge Plaza), from Radde to Prospect streets, Long Island City, Borough of Queens.

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148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

208-28-A—1569 Third avenue, northeast corner of East 88th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 27, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 162-28-BZ—Application, February 24, 1928, under sections 7c and 21 of the building zone resolution, of Gronenberg & Leuchtag, applicants, on behalf of Frank Volz, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 4446-4448 Broadway, Manhattan.

CAL. NO. 1144-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Marben Realty Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied); premises southeast corner of Cedar avenue and West 179th street, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

CAL. NO. 100-28-BZ—Application, February 2, 1928, under section 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Kraft, owner, to permit, partly in a business district and partly in a residence district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 2138 Westchester avenue, south side, 347.20 ft. west of Castle Hill avenue, The Bronx.

CAL. NO. 265-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Flostrand Realities, Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, The Bronx.

CAL. NO. 1350-27-BZ—Application, December 29, 1927, under sections 7e and 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of Infried Realty, Inc., owner, to permit in a business district

the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2100-2110 Jerome avenue, east side, 225.51 ft. south of East 181st street, The Bronx.

CAL. NO. 200-28-BZ—Application, March 5, 1928, under section 21 of the building zone resolution, of Liebler Brothers, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 218-224 West 230th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

JULY 27, 1928, 2 P. M.

Appeal from Administrative Order.

119-28-A—664-666 Bushwick avenue, west side, 5 ft. 7 in. south of Myrtle avenue, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday afternoon, July 27, 1928*, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 1356-27-BZ—Application, December 31, 1927, under sections 7c and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of John A. R. Duntze, owner, to permit, partly in a business district and partly in a residence district, also extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 135-147 East 22nd street, east side, 275 ft. 6 $\frac{7}{8}$ in. south of Tilden avenue, Brooklyn.

CAL. NO. 1261-27-BZ—Application, December 1, 1927, under section 21 of the building zone resolution, of Arverne Bay Construction Co., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station and, also, a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Euclid avenue and Glenmore avenue, Brooklyn.

CAL. NO. 120-28-BZ—Application, February 7, 1928, under sections 7c and 21 of the building zone resolution, of A. J. Burns, applicant, on behalf of Homack Construction Corp., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a building for business use on first story and residence use above; premises north side of Lake street (41st avenue), 149 ft. east of Louona avenue (National avenue), southeast corner of Roosevelt avenue (Grand avenue), and Louona avenue (National avenue), Corona, Borough of Queens.

CAL. NO. 1298-27-BZ—Application, December 14, 1927, under sections 7b and 21 of the building zone resolution, of W. D. J. McCarthy, applicant, on behalf of Charles H. Hallock, owner, to permit the extension,

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from an unrestricted district into a business district, of a proposed building to be used as a gasoline service station and as a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Roosevelt avenue (Greenpoint avenue) and 51st street (Stone street), Woodside, Borough of Queens.

CAL. NO. 106-28-BZ—Application, February 3, 1928, under section 21 of the building zone resolution, of Horn & Ligeti, applicants, on behalf of Abraham Laschower, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 357-365 Beach 71st street and 7101-7105 Amstel boulevard, southwest corner, Arverne, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 11, 1928, AT 2 P. M. *Building Zone Cases.*

165-28-BZ.
APPLICANT—Philip Freshman, for Roma Development Corp., owner.
PREMISES—1535-1547 Gravesend avenue, east side, 300 ft. south of Avenue M, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection of a garage for the storage of more than five (5) motor vehicles.

202-28-BZ.
APPLICANT—William Shary, for Edwin Estates Co., Inc., owner.
PREMISES—1506 Bronxdale avenue, southeast corner of Poplar street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

211-28-BZ.
APPLICANT—William A. Schroeder, owner.
PREMISES—North side of Braddock street (Rocky Hill road), 155.48 ft. east of 244th street, Queens Village, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

244-28-BZ.
APPLICANT—William R. Bayes, for Gravesend Realty Corp., owner.
PREMISES—1602-1604 Kings Highway, southeast corner of East 16th street, Brooklyn.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.

253-28-BZ.
APPLICANT—William F. Doyle, for Ryan Brothers, owners.
PREMISES—7817-7825 Third avenue and 301-313 79th street, northeast corner, Brooklyn.

APPLICATION, under sections 21, 7a, 7b and 7g of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

259-28-BZ.

APPLICANT—Samuel Rosenblum, for Charles Lippman and Philip Cohen, owners.
PREMISES—5370-5374 Metropolitan avenue, southwest corner of Rene place, Ridgewood, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

264-28-BZ.

APPLICANT—William F. Doyle, for Lottie Cutler, owner.
PREMISES—120-06 Sutphin boulevard and 147-24 120th avenue, southwest corner, Jamaica, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

266-28-BZ.

APPLICANT—Samuel Rosenblum, for Forrest Park Mortgage Corp., Inc., owner.
PREMISES—2370-2386 Myrtle avenue, southwest corner of Summerfield street, Ridgewood, Borough of Queens.
APPLICATION, under sections 7b, 7c and 21 of the building zone resolution,
TO PERMIT the extension, from a business district into a residence district, of a proposed business building (store).

SEPTEMBER 11, 1928, 10 A. M.

Appeals from Administrative Orders.

174-28-A—13-21 Park Row and 13 Ann street, Manhattan.
64-28-A—114-116 East 28th street, Manhattan.
104-28-A—42-46 West 33rd street, Manhattan.
197-28-A—9130 113th street, Richmond Hill, Borough of Queens.
235-28-A—133-159 Ingraham street, Brooklyn.
246-28-A—245 West 72nd street, Manhattan.
1313-27-A—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 11, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 48-28-BZ—Application, January 18, 1928, under sections 7g and 21 of the building zone resolution, of Schreiber, Collins, Myers & Buchter, applicants, on behalf of Fort Lee Ferry Garage Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 228-232 Nagle avenue, Manhattan.

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CAL. NO. 71-28-BZ—Application, January 26, 1928, under sections 7e and 21 of the building zone resolution, of Max Handel, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.

CAL. NO. 1283-27-BZ—Application, December 8, 1927, under section 21 of the building zone resolution, of Robert E. Maloney, applicant, on behalf of Edlar Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

CAL. NO. 1322-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

CAL. NO. 116-28-BZ—Application, February 7, 1928, under sections 7g and 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Clifbert Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 865-877 Ralph avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 11, 1928, 2 P. M.

Petitions for Variations.

81-27-S—48-56 West 48th street, Manhattan.

69-28-S—237-245 West 35th street, Manhattan.

105-28-S—42-46 West 33rd street, Manhattan.

Appliance Submitted for Approval.

569-26-SA—Trowbridge & Schellens Oil Burner, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 18, 1928, 2 P. M.

Building Zone Cases.

569-27-BZ.

APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.

PREMISES—Southeast corner of Fourth avenue and 12th street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

540-27-BZ.

APPLICANT—F. Matthew Buermann, substituted for Henry J. Nurick, for Abraham Goldinger, owner.

PREMISES—725-727 Bedford avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

14-27-BZ.

APPLICANT—McCooley & Conroy, substituted for James W. Byrnes, for Prior Realty Co., Inc., owner.

PREMISES—92-110 East 98th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

38-28-BZ.

APPLICANT—Philip J. Sinnott, for Roth Estate, owner.

PREMISES—192-208 East 98th street, west side, 84 ft. 9 7/8 in. north of Kings Highway, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a building to be used as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

74-28-BZ.

APPLICANT—Croker National Fire Prevention Engineering Co., substituted for Fox, Weller & Wintner, for Roland Lievendag, owner.

PREMISES—45-76 to 45-80 164th street (24th street), northwest corner of 46th avenue (Queens avenue), Flushing, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 10, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held Tuesday morning, July 3, 1928, and the minutes of the regular meeting of the board held Tuesday afternoon, July 3, 1928, were approved as printed in the Bulletin, No. 28, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

119-28-A.

APPELLANT—Charles J. O'Connor, for Giuseppe Giambalvo, adjoining owner. Isaac Cohen, owner of premises affected.

SUBJECT—Appeal from decision of the superintendent of buildings re revocation of permit No. 9077-21 issued by the superintendent of buildings.

PREMISES AFFECTED—664-666 Bushwick avenue west side 5 ft. 7 in. south of Myrtle avenue, Brooklyn.

APPEARANCES—

For Appellant: Charles J. O'Connon.

For Opposition: David Senft.

ACTION OF BOARD—Laid over to July 27, 1928, at 2 p. m., on request of counsel for adjoining owner.

174-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Ann-Row Realty Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—13-21 Park Row and 13 Ann street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 11, 1928, at 10 a. m., to amend papers.

236-28-A.

APPELLANT—Farrand Mfg. Co., Inc., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—30 Dutch Kills street, Long Island City, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

WHEREAS, the appellants have failed to complete their papers, though duly notified to do so;

Resolved, that this appeal be and it hereby is dismissed for lack of prosecution.

142-88-A.

APPELLANT—Walter P. McTeigue, Inc., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—36-42 West 47th street, Manhattan.

APPEARANCES—

For Appellant: Robert S. Tipping.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(142-28-A)

WHEREAS, Walter P. McTeigue, Inc., for Milest Holding Corp., owner, filed, February 15, 1928, an appeal from an order of the fire commissioner, affecting premises 36-42 West 47th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 31, 1928 (Order No. 41161-LC), reads:

"You are hereby notified that an inspection of premises 36-42 West 47th St., Manhattan, used for the storage of oxygen, shows that the following must be done before permit requested by you can be issued:

"1. Each operator of a blow-pipe or other similar device or apparatus for heating, melting or welding, apply for and secure a Certificate of Fitness.";

and

WHEREAS, the building is fireproof, sixteen stories in height, 80 ft. by 100 ft. 5 in. in area; OCCUPIED: 1st story, stores; upper stories, offices and jewelry manufacturers, 40 persons per story; and

WHEREAS, appellant, the occupant of the sixteenth story, contends that there is but one cylinder containing 250 cubic feet of oxygen in the premises; that the cylinder is located in the westerly portion of the premises and approximately 30 ft. from the auxiliary torches; that the person operating the large torch, which is located at the side of the oxygen tank, has a certificate of fitness and that no other person is permitted to operate the large torch or the tank.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the operator of the large torch and tank shall obtain a certificate of fitness.

1318-27-A.

APPELLANT—Croker National Fire Prevention Engineering Co., substituted for Daniel J. McParland, for P. H. Gill and Sons, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—2-30 Lorraine street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(1318-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., substituted for Daniel J. McParland, for P. H. Gill and Sons, owner, filed, December 21, 1927, an appeal from an order of the fire commissioner, affecting premises 2-30 Lorraine street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated September 1, 1927 (Order No. 83492-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure.";

and

MINUTES

WHEREAS, the building is non-fireproof, one story and mezzanine (30 ft. 6 in.) in height, 200 ft. by 110 ft. and 163 ft. 6 in., irregular, in depth, about 28,000 sq. ft. in area; OCCUPIED as a forge and machine shop, 38 persons throughout the building; and

WHEREAS, the appellant claims that the building is divided into three separate areas by fire walls, equipped with a wet sprinkler system and the necessary fire appliances; that the building faces on three streets with an exit on each street and three accessible fire hydrants; furthermore, the appellant contends that the building is isolated, having no adjoining buildings.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension; that it shall be equipped throughout with an approved sprinkler system supplied from city water supply with not less than a 6-inch connection to the city main, and granted only as long as premises remain in single tenancy and operation.

1341-27-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for F. F. Wood, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—Foot of Marine street, City Island, The Bronx.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief
Kenlon

Negative 5
Absent 0

THE RESOLUTION—

(1341-27-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for F. F. Wood, owner, filed, December 24, 1927, an appeal from an order of the fire commissioner, affecting premises Foot of Marine street, City Island, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated July 16, 1927 (Order No. 24759-F), reads:

"1. Provide yard hydrants and hose for yard as per Rule 37, Board of Standards and Appeals.";

and
WHEREAS, the premises consist of a plot of ground, divided into two sections by Marine street (which is 50 ft. wide); each section being 100 ft. by 300 ft. in area; upon this plot is located a boat builder's yard consisting of several one and three-story buildings, some of frame construction and others being constructed of concrete blocks; there being, also, two marine railways; 25 persons in entire premises; and

WHEREAS, appellant contends that there is a city fire hydrant in Marine street directly in front of the premises; that there is no point in the yard over 250 ft. from this hydrant and contends, further, that there are two other hydrants in Marine street from which hose could be stretched to cover the premises in question.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the premises shall be equipped throughout with such auxiliary fire extinguishing appliances as shall be directed by the fire commissioner and that a watchman's patrol system shall be installed and maintained, and granted only as long as the present use and occupancy remains substantially unchanged.

1349-27-A.

APPELLANT—Joseph D. Nunan, Jr., for Studebaker Corporation of America, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—2040-2052 Broadway, Manhattan.

APPEARANCES—

For Appellant: Joseph D. Nunan, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Holland and Guilfoyle and Chief Kenlon..

Negative: Commissioner Connell..... 1
Absent 0

THE RESOLUTION—

(1349-27-A)

WHEREAS, Joseph D. Nunan, Jr., for Studebaker Corporation of America, filed, December 29, 1927, an appeal from an order of the fire commissioner, affecting premises 2040-2052 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 18, 1927 (Order No. 23126-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Sec. 20, Ch. 12, Code of Ordinances.";

and

WHEREAS, the building is fireproof, five stories (69 ft.) in height, irregular in shape, having a frontage of 101 ft. 5½ in. on West 70th street, 112 ft. ¾ in. on Broadway and a distance of 100 ft. 5 in. across the easterly rear, approximately 12,700 sq. ft. in area; described by appellant as OCCUPIED by one automobile concern; 1st story, automobile showrooms, 10 persons; 2nd story, automobile showrooms, 9 persons; 3rd story, general offices, 80 persons; 4th story, automobile showroom, 8 persons; 5th story, automobile showrooms, no persons, and permitted by the board to be occupied as a garage for the conduct of an automobile business for the demonstration, display and exchange of automobiles under Cal. No. 1483-22-A; and

WHEREAS, there is a dry 4-inch standpipe riser in the north stair hall and one in the south stair hall, each extending from the first story to the top story, with outlets on each story, supplied with sufficient hose to reach all parts of the floor; the riser in the north stair hall being connected with a siamese steamer connection on Broadway and the riser in the south stairway being connected with a siamese steamer connection on West 70th street; and

WHEREAS, appellant contends that the building is but slightly in excess of the 10,000 sq. ft. area limit requiring standpipe equipment and requests the acceptance of the existing standpipe system.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the installation of the gravity tank on the roof, *on condition* that the existing standpipe equipment shall be provided with a direct 4-inch connection to the city main and that the existing standpipe system shall be made to comply with the standpipe rules of the board of standards and appeals in all other respects.

1277-27-A.

APPELLANT—Frank W. Fitzpatrick, for Western District Cleaners and Dyers, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—132-136 Academy street, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Frank W. Fitzpatrick.

For Administration: Inspector Maher of fire department.

MINUTES

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1277-27-A)

WHEREAS, Frank W. Fitzpatrick, for Western District Cleaners and Dyers, filed, December 6, 1927, an appeal from an order of the fire commissioner, affecting premises 132-136 Academy street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated July 5, 1927, reads:

"1. Discontinue the use of the above premises for factory purposes occupied in violation of Sec. 270 of the Labor Law, Sec. 151 and 176 of Ch. 10 of the Code of Ordinances. Defects noted as follows:

"3. Portion of premises used for dry goods above storage garage.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 75.06 ft. on Academy street and a depth of 100.1 ft., upon which is located a group of one and two-story non-fireproof buildings; OCCUPIED as a dry cleaning establishment; the building in question being non-fireproof, two stories in height, 25.02 ft. by 100.1 ft. in area at first story and 25.02 ft. by 90 ft. in area above; OCCUPIED: 1st story, front, garage for motor trucks used in the conduct of the business; rear, receiving and spotting room, 3 persons; 2nd story, pressing room, 15 persons; and

WHEREAS, appellant contends that the story above the garage is not used for the storage of dry goods but for pressing dresses, etc., which have been cleaned in other parts of the premises; that the garage is a necessity in the conduct of the business and that the ceiling of the garage is metal covered and the stair enclosure is of fireproof construction.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the use of the gasoline storage tank buried within the garage area shall be discontinued and same shall be filled with clean, dry sand; that the garage wall enclosure shall be unpierced on all sides, except one 3 ft. 8 in. wide emergency exit to yard; that there shall be no vertical opening from the garage to any portion of the premises; that the ceiling construction throughout, above the garage, and the floor construction of the garage shall be of approved fireproof construction with reinforced concrete arches or other approved fireproof masonry; that the garage use shall be restricted to the automobiles used in the conduct of the business on the premises and shall not exceed five (5) automobiles; that all permits necessary for the prosecution of the work shall be obtained within six months and the work completed within one year from the date of this action.

263-26-A.

APPELLANT—Gaffney Construction Corp., owner.

SUBJECT—Application for reopening—re appeal from decision of the fire commissioner.

PREMISES AFFECTED—East side of Zerega avenue, 236.15 ft. south of Quimby avenue, Bronx.

APPEARANCES—

For Appellant: Charles B. Meyers.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(263-26-A)

WHEREAS, Gaffney Construction Corp., owner, filed, March 26, 1926, an appeal from a decision of the fire commissioner, affecting premises east side of Zerega avenue, 236.15 ft. south of Quimby avenue, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, rendered March 4, 1926 (N. B. Applic. No. 435-1926), reads:

"6. A separate fill pipe must be provided for each fuel oil tank.

"28. Show fuel oil tanks enclosed and protected as per Rule 6 and Rule 4, Section 3.

"29. Asphalt tanks must be buried and equipped with a fire extinguishing system and a fire alarm telegraph system as per Chapter 10, Section 111 of the Code of Ordinances.

"35. This plant must be equipped with a standpipe system in accordance with Rule 37 of the Standpipe Rules.";

and

WHEREAS, the premises consist of a large plot of ground, 353 ft. by 266 ft., about 93,898 sq. ft. in area, where it is proposed to install two 20,000-gallon fuel oil storage tanks, three 23,500-gallon asphalt storage tanks, enclosed by a corrugated iron shed, 42 ft. by 65 ft. in area; and

WHEREAS, the appellant proposes, as to Item 6, to provide one 4-inch fill pipe from the dock, and rising between the two fuel oil tanks with a swinging extension at top reaching the inlet of either tank; as to Item 28, to erect the two vertical fuel oil tanks above ground of proper distance apart with a surrounding reinforced concrete dike wall 1 ft. in thickness by 4 ft. 2 in. in height; as to Item 29, to erect three horizontal asphalt tanks above ground on 12 in. by 12 in. wooden saddles over a heavy pile foundation, a surrounding concrete wall, 6 in. in thickness by 2 ft. in height, forming a reservoir under tanks; the appellant contends, as to Item 35, that there is no building within 150 ft. of the tanks; that the premises is vacant land and bounded at the east by Westchester Creek; and

WHEREAS, since the granting of the original application there has been installed throughout the adjoining city streets city water service, together with hydrants on the city highway; and

WHEREAS, that portion of the plant operated other than an open yard is equipped in accordance with the original resolution with such other fire protecting appliances.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 6, *on condition* that the single fill pipe shall be limited to the supply of but two oil tanks; as to Item 28, *on condition* that a reservoir of reinforced concrete, equal to 60 per cent of the combined capacity of the tanks, shall be provided; as to Item 29, *on condition* that the asphalt tanks shall be enclosed in a metal structure; that a reservoir of not less than 60 per cent of the capacity of any single tank shall be provided; as to Item 35, *on condition* that the foregoing stipulations shall be complied with.

BUILDING ZONE CASES

1298-27-BZ.

APPLICANT—W. D. J. McCarthy, for Charles H. Hallock, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7b and 21 of the building zone resolution, to permit the extension, from an unrestricted district into a business district of a proposed building to be used as a gasoline service station and as a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southeast corner of Roosevelt avenue (Greenpoint avenue) and 51st street (Stone street), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: W. D. J. McCarthy.

For Opposition: R. Leslie Smith and E. L. Simon.

MINUTES

ACTION OF BOARD—Laid over to July 27, 1928, at 2 p. m., on request of applicant.

106-28-BZ.

APPLICANT—Horn & Ligeti, for Abraham Laschower, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—357-365 Beach 71st street and 7101-7105 Amstel boulevard, southwest corner, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Opposition: Louis Jay.

ACTION OF BOARD—Laid over to July 27, 1928, at 2 p. m., for fixing of area.

540-27-BZ.

APPLICANT—F. Matthew Buermann, substituted for Henry J. Nurick, for Abraham Goldinger, owner.

SUBJECT—Application for reopening—reconsideration—re application (re decision of superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station. (Previously denied.)

PREMISES AFFECTED—725-727 Bedford avenue, Brooklyn.

APPEARANCES—

For Applicant: F. Matthew Buermann.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call September 18, 1928, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

14-27-BZ.

APPLICANT—McCooley & Conroy, substituted for James W. Byrnes, for Prior Realty Co., Inc., owner.

SUBJECT—Application for reopening—reconsideration—re application (decision of superintendent of buildings), under Section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—92-110 East 98th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call September 18, 1928, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

38-28-BZ.

APPLICANT—Philip J. Sinnott, for Benjamin Roth, as Executor of Roth Estate, owner.

SUBJECT—Application for reopening—restoration to calendar, having been previously dismissed—re application (decision of superintendent of buildings), under Section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district, the erection and maintenance of a building to be used

as a motor vehicle repair shop and garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—192-208 East 98th street, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call September 18, 1928, at 2 p. m.

THE VOTE TO REOPEN AND RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

74-28-BZ.

APPLICANT—Fox, Weller & Wintner, for Roland Lievendag, owner.

SUBJECT—Application for reopening—restoration to calendar, formerly dismissed for lack of prosecution—re application (decision of superintendent of buildings), under sections 7-c and 21 of the building zone resolution, to permit partly in a business district, partly in a residence district, the alteration and extension in area of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—45-76, 45-78, 45-80 164th street (24th street), Flushing, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Chairman read communication. Application reopened and set for calendar call September 18, 1928.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

118-28-BZ.

APPLICANT—McCooley & Conroy, for Mosca Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of Rockaway boulevard and Sutphin boulevard, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

94-28-BZ.

APPLICANT—Alfred J. Boulton, for Aaron B. Nekrutman, owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—78-80 Kosciusko street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

MINUTES

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

97-28-BZ.

APPLICANT—Elizabeth Jackman, owner.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a chicken slaughter house.

PREMISES AFFECTED—102 Tapscott avenue, west side, 31 ft. 8½ in. south of East 93rd street, Brooklyn.

APPEARANCES—

For Applicant: Samuel Shorenstein.

For Opposition: Vincent R. Impellipperi and Nathan Burnstein.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO DISMISS—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

1014-27-BZ.

APPLICANT—Alfred J. Boulton, for Rachel Salit and Pepie Kornreich, owners.

SUBJECT—Application (re decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—61-65 Quentin road and 176-188 Kings Highway, southwest corner of West 11th street, Brooklyn.

APPEARANCES—

For Applicant: Alfred J. Boulton.

For Opposition: Philip P. Schor and Alderman James F. Kiernan.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Absent 0

THE RESOLUTION—

(1014-27-BZ)

WHEREAS, Alfred J. Boulton, substituted for Herman Wolff, for Rachel Salit and Pepie Kornreich, owners, filed, September 16, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 61-65 Quentin road and 176-188 Kings Highway, southwest corner of West 11th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Quentin road is in a business and residence district, Kings Highway is in a business district and West 11th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 2, 1927 (re Applic. No. 13668-27), reads:

"Proposed gas station prohibited in a Business District, therefore denied, under Art. 2, Section 4, Par. 46

of Zone Resolution for prohibited use in a Business District.";

and

WHEREAS, the premises consist of a one-story triangular building used for stores; it is proposed to remove a portion of the building at the junction of Kings Highway and Quentin road, erect a one-story office, about 19 ft. by 40 ft., bury two 550-gallon tanks and erect seven pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

1015-27-BZ.

APPLICANT—John J. Dunnigan, for Estate of McEvers Bayard Brown, owner.

SUBJECT—Application (re decision of superintendent of buildings), under sections 7 (e) and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1527-1535 Southern boulevard, northwest corner of East 172nd street, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Meyer Kaplan.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle and Chief Kenlon..... 3
Negative: Chairman Walsh, Commissioner Connell 2
Absent 0

THE RESOLUTION—

(1015-27-BZ)

WHEREAS, John J. Dunnigan, for Estate of McEvers Bayard Brown, owner, filed, September 16, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1527-1535 Southern boulevard, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Southern boulevard is in a business district, East 172nd street is in a business district and Minford place is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 15, 1927 (re N. B. Plan No. 2028-27), reads:

"1. Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 175 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that application was not warranted for further invasion of the both sides of the street front under section 7, subdivision e, and is not entitled to relief under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

MINUTES

1325-27-BZ.

APPLICANT—A. W. K. Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1800 Bronxdale avenue, northwest corner of Morris Park avenue, The Bronx.

APPEARANCES—

For Applicant: Frank F. Royal.

For Opposition: Eli Kriger and Alderman John J. Hanley.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0

THE RESOLUTION—

(1325-27-BZ)

WHEREAS, A. W. K. Realty Corp., owner, filed, December 22, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1800 Bronxdale avenue, northwest corner of Morris Park avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bronxdale avenue and Morris Park avenue are both in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 8, 1927 (re App. N. B. 2617-27), reads:

"Erection of building and maintenance of premises in business district for gasoline selling station is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 30.03 ft. on Bronxdale avenue and 96.32 ft. on Morris Park avenue, upon which it is proposed to erect a one-story office, 15 ft. by 20 ft. in area, four 550-gallon storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 on the grounds of hardship and unnecessary difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

1254-27-BZ.

APPLICANT—Philip J. Sinnott, for Smith-Stuart Corporation, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of White Plains avenue and Westchester avenue, The Bronx.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: Arthur A. Heming, Alderman John J. Hanley and Harry Morris.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0

THE RESOLUTION—

(1254-27-BZ)

WHEREAS, Philip J. Sinnott, for Smith Stuart Corp., owner, filed, November 30, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of White Plains avenue and Westchester avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that White Plains avenue, Westchester avenue and East 177th street are in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 4, 1927 (re App. N. B. 2430-27), reads:

"1. Erection and maintenance of gasoline selling station in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, it is proposed to erect a one-story office, 18 ft. 4 in. by 12 ft. 4 in., bury four 550-gallon tanks, erect nine pumps and two grease racks for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of hardship and practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

92-28-BZ.

APPLICANT—George F. Niebling, Jr., for Charles H. Zenner, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—6919 Woodhaven boulevard, southeast corner of Central avenue, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Jacob A. Visel.

For Opposition: Lester C. Ringe and Alderman Bernhard Schwab.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle 4

Absent: Chief Kenlon 1

THE RESOLUTION—

(92-28-BZ)

WHEREAS, George F. Niebling, Jr., for Charles H. Zenner, owner, filed, February 1, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 6919 Woodhaven boulevard, southeast corner of Central avenue, Glendale, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Central avenue, north side, is in a residence district; Central avenue, south side, is in a business district; Woodhaven boulevard is in a business district; Trotting Course lane, south of Central avenue, is in a

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business district; Trotting Course lane, east side, north of Central avenue, is in an unrestricted district, and Trotting Course lane, west side, north of Central avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 24, 1928 (re N. B. 408-28), reads:

"The erection of a gas station in a business district is contrary to Building Code, Article 2, Section 4."; and

WHEREAS, the premises consist of an irregular-shaped plot of ground, having a frontage of 25.48 ft. on Central avenue, 24 ft. on Woodhaven boulevard and 37.6 ft. on Trotting Course lane, upon which it is proposed to erect a one-story office, 10 ft. by 10 ft. in area, and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant is not entitled to relief under section 21 on the grounds of hardship and unnecessary difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

113-28-BZ.

APPLICANT—Cohen & Siegel, for Mary Rodriguez, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1615 White Plains road, west side, 47.21 ft. south of Baker avenue, The Bronx.

APPEARANCES—

For Applicant: Timothy J. Healy.

For Opposition: Mrs. Longton and Alderman John J. Hanlon.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(113-28-BZ)

WHEREAS, Cohen & Siegel, for Mary Rodriguez, owner, filed, February 6, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1615 White Plains road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that White Plains road is in a business and unrestricted district, Baker avenue is in a business and unrestricted district and Unionport road is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 30, 1928 (re Applic. 49-1928), reads:

"1. Erection and maintenance of gasoline selling station in business district is contrary to provisions of Building Zone Resolution."; and

WHEREAS, it is proposed to erect an office, bury four 550-gallon tanks and erect eight pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 in view of the abutting and surrounding conditions.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

91-28-BZ.

APPLICANT—Weeks Avenue Construction Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings), under sections 7b and 7c of the building zone resolution, to permit the extension from a business district into a residence district of a proposed business building.

PREMISES AFFECTED—80-84 East 161st street and 850-864 Gerard avenue, southeast corner, The Bronx.

APPEARANCES—

For Applicant: Arnold Lechtig.

For Opposition: Israel Grunstein.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(91-28-BZ)

WHEREAS, Weeks Avenue Construction Co., Inc., owner, filed, January 31, 1928, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed business building; premises 80-84 East 161st street and 850-864 Gerard avenue, southeast corner, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 161st street is in a business district; Gerard avenue, south of a point 100 ft. south of East 161st street, is in a residence district, and River avenue, south of a point 100 ft. south of East 161st street, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 12, 1928 (re Applic. N. B. 36-28), reads:

"1. The projection of proposed business building into the residence district is contrary to the Building Zone Resolution."; and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 91 ft. 11½ in. on East 161st street and 111 ft. 2 in. on Gerard avenue; to be occupied as stores; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7, subdivision b, in that the use district boundary line divides the plot under appeal, and under section 7, subdivision c, for the reason that it is the extension of a proposed business building.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the southerly gable wall of these premises shall be unpierced throughout its entire height and length; that the conduct, use and operation of that portion of the premises within the residence use area shall be restricted to only such business permitted under the building zone regulations for business districts, and that the requirements of the building zone resolution otherwise shall be complied with in all respects, and that all permits required shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

47-28-BZ.

APPLICANT—John J. Dunnigan, for Adolph Weg, owner.

SUBJECT—Application (re decision of the superintendent of buildings), under section 21 of the build-

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ing zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast intersection of Bailey avenue and Bailey place, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Mary Ventarola and James W. Zior.

ACTION OF BOARD—Report of committee adopted; application granted on condition.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(47-28-BZ)

WHEREAS, John J. Dunnigan, for Adolph Weg, owner, filed, January 18, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast intersection of Bailey avenue and Bailey place, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bailey avenue, Bailey place and West 234th street are all in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 18, 1928 (re App. N. B. 2686-27), reads:

"1. Erection of building and maintenance of premises in business district to be used for gasoline selling station is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 157.5 ft. on Bailey avenue, 123.52 ft. on Bailey place and a distance of 40.47 ft. across the rear, upon which it is proposed to erect a one-story office, 25 ft. by 12 ft. in area, and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal brought under section 21 of the building zone resolution in that, owing to the irregular shape and contour of the plot and the steep grade on Bailey place, the plot would be practically unsuited to any other purpose than that of a gasoline service station.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building erected on the premises shall be located along the northerly boundary line of the plot; that there shall be incorporated at the southerly end of the plot a semi-circular concrete platform not less than 12 in. above the mean grade sidewalk level; that any gasoline pumps installed shall be located along the easterly or Bailey place property line on Bailey avenue grade; that a concrete curbing not less than 12 in. in height above the grade level of Bailey avenue shall be installed and not more than two driveways shall be installed therein, not exceeding a width of 10 ft. each; that a fence of substantial construction with iron

uprights and heavy gauge wire or of wrought-iron construction shall be incorporated along the Bailey place building line, not less than 6 ft. 6 in. in height; that there shall be no grease racks or pit service incorporated on these premises; that the architect shall make a return of the drawings in accordance with the foregoing stipulations for the approval of this board before submission of same to the building superintendent or the fire department; that all permits required shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

88-28-BZ.

APPLICANT—William F. Regan, substituted for Thomas B. Connelly, for Alex. Tyszlowski, owner.

SUBJECT—Application (re decision of the fire commissioner), under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Sutphin boulevard and Brinkerhoff avenue, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ralph Brigham and Alex. Tyszlowski.

For Opposition: D. Joehanson and Sam Strum.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(88-28-BZ)

WHEREAS, William F. Regan, for Alex. Tyszlowski, owner, filed, January 31, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 109-65 to 109-75 Sutphin boulevard, northeast corner of Brinkerhoff avenue, Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 10, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sutphin boulevard is in a business district, Brinkerhoff avenue is in a residence and unrestricted district and Glassboro avenue is in a residence and unrestricted district; and

WHEREAS, the decision of the fire commissioner, rendered January 11, 1928 (re Plan No. 58-28), reads:

"A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals."

and

WHEREAS, the premises consist of an existing two-car frame garage, 20 ft. by 18 ft., on the rear of a corner lot; it is proposed to bury five 550-gallon tanks and erect five pumps on the front of the lot for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, applicant predicated the appeal under principle of rules of exception, section 7, subdivision g, of the building zone resolution, which requires that 80 per cent consents of an area deemed affected, in that he has filed 83.9 per cent consents of an area fixed by the board and deemed affected; and

WHEREAS, the applicant has sustained his basis of appeal under the principle of section 7g of the building zone resolution, he is entitled to relief under section 21 of the building zone resolution.

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Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be erected along the northerly and easterly property line an 8-foot wall of approved masonry, finished on the exterior of the premises with enameled brick or light-colored face brick constructed in panel design, coped with natural stone; that there shall be incorporated at the building line of both street fronts a concrete curbing not less than 12 in. in height above grade; that there shall be not more than two driveway entrances not exceeding a width of 10 ft. on the Sutphin boulevard frontage; that the pumps shall be set back not less than 6 ft. from the building line on the Sutphin boulevard front; that there shall be incorporated a concrete platform not less than 12 in. in height for a depth of 7 ft. on the Sutphin boulevard front; that there shall be no grease racks or pits installed or operated on these premises; that any structure erected on these premises shall be used in conjunction with the conduct of the gasoline service station and shall not exceed a height of one story above grade and shall be finished on the exterior with enameled brick or face brick with natural stone or architectural terra cotta trimming; the roof shall be finished with variegated slate or tile of Spanish form; that any advertising display shall be restricted to the illuminating lamps on the pumps or flat wall signs on the structure erected on the premises; that all permits required shall be obtained within six months and all work involved completed within one year from the date of this action; that the architect shall make a return to this board for approval of the plans, in accordance with the foregoing conditions, before submission of same to the administrative officials having jurisdiction.

66-28-BZ.

APPLICANT—James Kearney, for Mary M. Shepherd, owner.

SUBJECT—Application (re decision of superintendent of buildings), under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—205-43 Hollis avenue and 109-42 Cross Island boulevard (Rosedale boulevard, 206th street); northwest corner; Hollis, Borough of Queens.

APPEARANCES—

For Applicant: James Kearney.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(66-28-BZ)

WHEREAS, James Kearney, for Mary M. Shepherd, owner, filed, January 25, 1928, an application, under the building zone resolution, to permit in a business district and residence district the erection and maintenance of a gasoline service station; premises 205-43 Hollis avenue and 109-42 Cross Island boulevard, Hollis, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 10, 1928, after due notice by publication in the bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hollis avenue is in a business district, Cross Island (Rosedale) boulevard is in a residence

and business district and 205th place (Thomas street) is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 24, 1928 (re Plan No. N. B. 343-28), reads:

"The erection of a building for use as gasoline service station of the use of such premises is contrary to Article 2, Section 4, Building Zone Resolution.";

and

WHEREAS, it is proposed to erect a one-story metal office and rest room, 24 ft. by 12 ft. in area, bury four 550-gallon tanks and erect four pumps for the purpose of conducting a gasoline service station within a business and residence district; the north end of the premises extending 7.33 ft. into the residence district; and

WHEREAS, the applicant has filed 87.7 per cent consents of an area deemed affected and fixed by the board; and

WHEREAS, the board deemed that applicant is entitled to relief under section 21.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be erected along the westerly and northerly property lines a wall of approved masonry, not less than 8 ft. in height, the interior of the wall to be faced with enamel brick or light-color face brick, laid out in panel design and coped with natural stone or architectural terra cotta; that there shall be no grease racks or pits installed or operated on the premises; that the proposed building for the shelter of the operator and patrons of the premises shall be erected substantially in the middle of the plot of the area as indicated on plan filed in this appeal, and shall be finished on the exterior throughout with enamel brick or light-color face brick with two-tone trim at all openings; that no gasoline pump shall be installed within 10 ft. of the building line on either street front; that the conduct and operation of the gasoline service station shall be restricted to and maintained within the property of these premises; that there shall be constructed along the building line of this property on both street fronts a concrete curbing not less than 12 in. in height with not more than two entrances on the Cross Island boulevard frontage, not exceeding a width of 10 ft. each and an exit and entrance on the Hollis avenue frontage not exceeding a width of 10 ft. each; that any advertising display shall be restricted to the illuminated glass lamps of the gasoline pumps and flat wall sign incorporated on the structure, and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

1275-27-BZ.

APPLICANT—Frank W. Fitzpatrick, for Western District Cleaners and Dyers, owner.

SUBJECT—Application for reopening—modification—re application (re order of fire commissioner and decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the maintenance of a dry cleaning establishment.

PREMISES AFFECTED—132-136 Academy street, Long Island City, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Chairman read communication; application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1275-27-BZ)

WHEREAS, Frank W. Fitzpatrick, for Western District

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Cleaners and Dyers, owner, filed, December 6, 1927, an application, under the building zone resolution, to permit in a business district the maintenance of a dry cleaning establishment; premises 132-136 Academy street, Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 22, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Academy street is in a business district; Payntar avenue, west of a point 100 ft. east of Academy street, is in a business district; Payntar avenue, east of a point 100 ft. east of Academy street, is in an unrestricted district; Beebe avenue, west of a point 100 ft. east of Academy street, is in a business district; Beebe avenue, east of a point 100 ft. east of Academy street, is in an unrestricted district, and 30th street is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 3, 1928, and order of the fire commissioner, rendered July 5, 1927, read:

"Your request for a Certificate of Occupancy, premises Academy Street, east side, 150 feet north of Payntar Avenue, Long Island City, to be used as dry cleaning establishment, is hereby denied for the reason that a business of this character is not allowed in this district.";

and

WHEREAS, the order of the fire commissioner reads:

"4. Portion of premises used as dyeing and cleaning establishment.";

and

WHEREAS, the premises consist of a group of non-fireproof buildings having a frontage of 75.06 ft. and a depth of 100.10 ft.; No. 132 and No. 134 being buildings occupied as a dry cleaning and dyeing establishment since the premises were in an unrestricted use district; No. 136, the building in question, being subsequently erected for use as a garage and for storage purposes; this building is non-fireproof, two stories in height, 25.02 ft. by 100.10 ft. in area and is now occupied on first story as a garage used in connection with the conduct of the business and as a receiving and spotting room; the second story being used as a pressing room; and

WHEREAS, the board deemed that applicant is entitled to relief under section 21 of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, May 22, 1928, on certain conditions; and

WHEREAS, the board has granted an appeal, Cal. No. 1277-27-A, in the matter of the conduct and operation of a garage on these premises and the board deemed that the original resolution should be modified.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that any existing gasoline storage tanks for motor vehicle supply and use be removed or filled up with dry, clean sand and sealed; that the garage shall be cut off and segregated from the remainder of premises by walls, floors and ceiling constructed of approved fireproof material with no vertical openings; that the building shall not be increased in height or area; that all permits required shall be obtained within sixty days and any work involved by the terms of the foregoing resolution shall be completed within sixty days from the date of this action.

APPROVAL OF PLANS.

960-27-BZ.

APPLICANT—William F. Doyle, for Thomas Realty Co., owner.

SUBJECT—Application for approval of plans in accordance with resolution adopted by the Board under date of January 24, 1928.

PREMISES AFFECTED—East side of Boston road, 122.08 ft. south of Vyse avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Engineer's report adopted; plans approved.

THE VOTE TO ADOPT ENGINEER'S REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

AREAS FIXED.

(1224-27-BZ)

The chairman read a communication from Messrs. Cannava and Viviani, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises 3000-3010 Boston road, 1061-1069 Adee avenue and 3001-3009 Lurting avenue, northeast corner of Boston road and Adee avenue, Borough of The Bronx.

The following area was approved by the board:

Both sides of Lurting avenue and also Boston road, from a point 200 ft. north of premises in question to a point 400 ft. south of premises in question; both sides of Adee avenue, from Laconia avenue to a point 400 ft. west of premises in question.

(15-28-BZ)

The chairman read a communication from Stanley Jahoda, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Hillside avenue and 207th street, Queens Village, Borough of Queens.

The following area was approved by the board:

Both sides of Hillside avenue, from Cross Island boulevard to a point 400 ft. east of premises in question; both sides of 207th street, from Hillside avenue to 89th avenue; also the westerly side of 208th street, from Hillside avenue to a point 190 ft. south of Hillside avenue.

(253-28-BZ)

The chairman read a communication from William F. Doyle, requesting the board to fix the area deemed affected and within which to obtain consents to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 7817-7825 Third avenue and 301-313 79th street, Borough of Brooklyn.

The following area was approved by the board:

Both sides of 79th street, from a point 200 ft. west of Third avenue to a point 400 ft. east of the premises in question; both sides of Third avenue, from 80th street to a point 100 ft. north of 78th street and, also, the property at the rear, within 50 ft. of the lot line of the premises in question.

Adjourned 1.45 p. m.

WILLIAM J. O'GORMAN, Secretary.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING,
TUESDAY AFTERNOON, JULY 10, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS.

81-27-S.

PETITIONER—William F. Doyle, substituted for Thomas B. Leahy, for Birdco Realty Corp., owner.

SUBJECT—Application for reopening—reconsideration (previously denied), re variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—48-56 West 48th street, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

ACTION OF BOARD—Petition reopened and set for hearing September 11, 1928, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

169-28-S.

PETITIONER—John J. Gilmartin, for Samuel Arnow, owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—2328 Broadway, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(169-28-S)

WHEREAS, John J. Gilmartin, for Samuel Arnow, owner, filed, February 25, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 2328 Broadway, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered February 3, 1928 (Alt. 2836-1927), reads:

"6. Exits do not comply with Section 271 of the Labor Law.

"Fire escape does not comply with the Labor Law.";

and

WHEREAS, the building is non-fireproof, three stories (34 ft.) in height, 22 ft. by 79 ft. in area at first story and 22 ft. by 56 ft. in area above; OCCUPIED: 1st story, store and manufacturing, 20 persons; 2nd story, showrooms and manufacturing, 20 persons; 3rd story, office, 15 persons; EXITS: an interior fireproof stairway, extending from the first story to top story, enclosed in fire-resisting partitions with fireproof doors at openings; ROOFS of adjoining buildings: to north, two stories lower; to south, three stories higher; and

WHEREAS, petitioner proposes to provide a 60-degree fire escape on the front of the building, having fireproof windows along the course thereof, extending from the third story to the second story balcony, with drop ladder in guides to street; and

WHEREAS, petitioner contends that to provide the required 45-degree stairway and counterbalanced stair to street would require subdivided fireproof windows across the entire front of the building and that this requirement would destroy the intended use of the building.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that a balcony fire escape shall be provided on the front of the building, with 60-degree connecting stairs, with drop ladders in guides at both ends of the lower balcony to reach sidewalk level; that the factory occupancy shall be restricted to that of the needle trades and confined to the second story, and that this petition is granted only so long as conditions as to use and occupancy otherwise remain substantially unchanged.

1276-27-S.

PETITIONER—Frank W. Fitzpatrick, for Western District Cleaners and Dyers, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—132-136 Academy street, Long Island City, Borough of Queens.

APPEARANCES—

For Petitioner—Frank W. Fitzpatrick.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(1276-27-S)

WHEREAS, Frank W. Fitzpatrick, for Western District Cleaners and Dyers, Inc., owner, filed, December 6, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 132-136 Academy street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated July 5, 1927, reads:

"1. Discontinue the use of the above premises for factory purposes occupied in violation of Sec. 270 of the Labor Law, Sec. 151 and 176 of Ch. 10 of the Code of Ordinances. Defects noted as follows:

"1. Stairway in south section of building not 44" wide and not enclosed in fireproof material.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 75.06 ft. on Academy street and a depth of 100.1 ft., upon which is located a group of non-fireproof, one and two-story buildings; OCCUPIED as a dry cleaning establishment; EXITS: (southerly or "old" group erected prior to 1913) an interior wooden stairway, 39 in. wide, extending from the first to second story, enclosed in wood partitions, metal covered on both sides with wood doors at openings; a 3-foot-wide iron stairway, extending from the second story to yard, with EGRESS from the yard through buildings in group to street; EXITS: (northerly or "new" building erected in 1927) an interior 48-inch-wide fireproof stairway, extending from the first to second story, enclosed in fireproof partitions with fireproof doors at openings; the secondary means of egress being openings in the south wall of this building leading to the exits in the southerly or "old" group of buildings; OCCUPIED: northerly or "new" building: 1st story, front, garage for motor trucks used in the conduct of the business; rear, receiving and spotting room, 3 persons; 2nd story, pressing room, 15 persons; southerly or "old" group: 1st story, 15 persons; 2nd story, 8 persons; and

MINUTES

WHEREAS, petitioner requests, in view of the light occupancy, the acceptance of the existing means of egress from the premises.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the stairs referred to in this order shall be enclosed with fire-resisting construction, carried from the basement to the roof, with a fixed double-rung iron ladder from the top story hall to a scuttle in the roof, and that all openings thereto shall be equipped with self-closing, fireproof doors; that the conditions stipulated under Cal. No. 1277-27-A and Cal. No. 1275-27-BZ shall be complied with in conjunction with this stipulation so far as the premises are affected, and this petition is granted so long as conditions as to occupancy and use otherwise remain unchanged and that the business is conducted in single use, operation and tenancy.

193-28-S.

PETITIONER—J. Burmeister, for Master Rule Mfg. Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—815 East 136th street, The Bronx.

APPEARANCES—

For Petitioner: J. Burmeister.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(193-28-S)

WHEREAS, J. Burmeister, for Master Rule Manufacturing Co., Inc., owner, filed, March 2, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 815 East 136th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated July 23, 1926 (Order No. 99851-LD), reads:

"1. Arrange the interior stairway at the front of building and stairway at the rear of the building so that same conform to Section 270 of the Labor Law.

"Among the defects noted are the following:

"Stairways not constructed of incombustible material and not 44" wide. Not enclosed in fireproof partitions. Roof of stair enclosure not constructed of fireproof material."

and

WHEREAS, the building is non-fireproof, two stories in height, 75 ft. by 100 ft. in area at first story and 75 ft. by 20 ft. 8 in. in area above; OCCUPIED: 1st story, manufacture of master rules, 40 persons; 2nd story, office, 4 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an interior stairway at southwest corner of the building, extending from the first story to second story, enclosed in metal lath and cement partitions with fireproof doors at openings, also an open interior stairway towards the center of the building, extending from first story to second story; ROOFS of adjoining buildings: same height; and

WHEREAS, the petitioner claims that both interior stairways are more than 44 in. in width; that the two interior stairways were constructed as required and passed on by the inspector at the time the building was erected in 1924; that Certificate of Occupancy No. 582-1924 was issued by the bureau of buildings on April 12, 1924, for factory occupancy; furthermore, the petitioner contends that the exits are adequate and no fire hazard exists; and

WHEREAS, the Certificate of Occupancy No. 582-1924 was issued by the bureau of buildings and is now in force as to factory occupancy on the first story; and

WHEREAS, the second story portion of structure is but 20 ft. deep, used as offices.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the building shall be not increased in height or area; that the occupancy and use shall be restricted to the conditions as stipulated in the certificate of occupancy now in force; that both existing stairways shall be enclosed in fire-resisting construction, and this variation is granted so long as conditions as to occupancy and use remain substantially unchanged.

376-28-S.

PETITIONER—Sealey Engineering Company, for Edward F. Caldwell & Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—38-40 West 15th street, Manhattan.

APPEARANCES—

For Petitioner: William A. Sealey.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Negative

Absent

THE RESOLUTION—

(376-28-S)

WHEREAS, William A. Sealey, for Edward F. Caldwell & Co., Inc., owner, filed, April 20, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 38-40 West 15th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 20, 1927 (Order No. 27542-LD), reads:

"1. Provide a passageway consisting of partitions of fire resisting material from the termination of interior stairway west side of building at 1st story to street as per Sec. 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, six stories in height, 50 ft. by 95 ft. in area; OCCUPIED: cellar, storage, 16 persons; 1st story, showroom, 15 persons; 2nd to 6th stories, manufacture of electric light fixtures, not more than 63 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior non-fireproof stairways, extending from the cellar story to roof, enclosed in fireproof partitions with fireproof doors at openings; a party wall fire escape on the rear of the building, having non-fireproof openings along the course thereof, extending from the first story to top story; a gooseneck ladder from top balcony to roof and a drop ladder from lowest balcony to yard level; ROOFS of adjoining buildings: two stories higher at west; six stories higher at east; and

WHEREAS, the petitioner claims that the building was erected prior to 1913; that a fireproof passageway has been constructed in the cellar from the foot of westerly interior stairway to the street instead of on the first story as called for in the order; that to build the passageway on first story would destroy the use of that story for showroom purposes; furthermore, the building is provided with a horizontal exit equipped with fire doors on each story leading to the fireproof building adjoining at east; and

WHEREAS, there is on each story a horizontal exit to the adjoining building to the east in the same operation and tenancy.

MINUTES

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects egress from the termination of the stair hall on the first story, *on condition* that the westerly stair-hall enclosure shall be carried to the basement, the enclosure to be constructed of fire-resisting material throughout, with self-closing, fireproof doors at all openings, with egress from the termination at the front of the building directly up to the sidewalk of public highway; that any window openings on the course of the stairs from the basement level to the street shall be equipped with approved metal frames, glazed with wire glass, and this variation is granted only so long as conditions as to occupancy and use, in single tenancy, remain substantially unchanged.

388-28-S.

PETITIONER—Hamill, Weinberg & Munro, for I. Miller & Sons, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—562 Fifth avenue and 1 West 46th street, northwest corner, Manhattan.

APPEARANCES—

For Petitioner: James J. Munroe.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(388-28-S)

WHEREAS, Hamill, Weinberg & Munro, for I. Miller and Sons, Inc., owner, filed, April 24, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 562 Fifth avenue and 1 West 46th street, northwest corner, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered April 5, 1928 (Applic. No. 340-1928), reads:

"1. All structural steel should be enclosed in 2" of fireproof material, Sec. 264 of the Labor Law.

"2. Doors to fire tower not 44" in clear (one 34" in clear) Sec. 270 Labor Law.

"3. Doors to fireproof stairs not 44" in clear (one 34" in clear) Sec. 270 Labor Law.

"5. All windows should be approved fireproof windows not greater than 720 sq. in. in each lighter. Sec. 264 Labor Law.

"8. All doors leading from workrooms where more than five persons are employed must swing out."

and

WHEREAS, the building is fireproof, twelve stories (136 ft. and pent house) in height, 100 ft. by 63 ft. 9 in. and 27 ft. 1 in., irregular, in depth; OCCUPIED: offices, showrooms and 25 per cent manufacturing, not more than 75 persons on a story; located within a business use district; EQUIPPED with a standpipe system and a fire alarm signal system; EXITS: a fire tower; an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims, as to Items 2 and 3, that the structure was erected in 1920 for an office building, provided with a fire tower and a fireproof interior stairs, each 44 in. in width with exit doors 3 ft. in width; as to Item 1, that the structural steel floor beams are protected with 1½ in. of fireproofing; as to Item 5, that to divide the glass in windows would destroy the architectural appearance and also impair the rental value of the building; as to Item 8, that to swing the exit doors from rooms to

corridor on each story would cause a serious obstruction to the egress of those passing along the public corridor, and to rehang these doors would impose an unnecessary hardship upon the owner; and

WHEREAS, the premises is a fireproof structure, provided with an approved primary means of exit and fire tower, equipped with a standpipe system throughout and a fire alarm system.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the building shall be not increased in height or area; that the manufacturing use shall not exceed 25 per cent of the floor area of the premises and shall be restricted to the conduct of light needle work and the jewelry trade in the readjustment, alteration and nominal repair of merchandise purchased on the premises; that the live load imposed on any one floor shall not exceed that permitted under the certificate of occupancy now in force; that the occupancy shall be restricted to the legal capacity of the primary means of exit, the interior stairway.

171-28-S.

PETITIONER—Croker Nat'l Fire Prev. Eng. Co., for Julia Goldberg, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—12-14 West 32nd street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(171-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Julia Goldberg, owner, filed, February 27, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 12-14 West 32nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 7, 1927 (Order No. 26910-LD), reads:

"Inspection shows the following to be necessary to make the above premises comply with the Labor Law.

"1. Provide an independent fireproof passageway from termination of rear exterior screened stairway to street, as per Section 268 of the Labor Law."

and

WHEREAS, the building is fireproof, twelve stories (147 ft. 11 in.) in height, 33 ft. 8 in. by 93 ft. in area at first story and 33 ft. 8 in. by 85 ft. in area above; OCCUPIED: 1st story, store, 5 persons; 2nd story, dress jobbing, 6 persons; 3rd story, vacant at present only; 4th story, manufacturing infants coats, 15 persons; 5th story, showroom and neckwear stock, 15 persons; 6th story, brassiere manufacturing, 22 persons; 7th story, manufacturing underwear, 30 persons; 8th story, manufacturing underwear, 20 persons; 9th story, office, showroom, underwear cutting, 7 persons; 10th story, manufacturing underwear, 30 persons; 11th story, brassiere manufacturing, 12 persons; 12th story, manufacturing underwear, 35 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior steel strings and risers and slate treads stairway, extending from the first story to roof, enclosed in 3-inch plaster block partitions with fireproof doors at openings; an exterior screened iron stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the yard, with EGRESS

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from the termination of the fire escape by means of a platform at the level of the yard of the premises to the rear and leading to the open yards of these rear premises, with egress from these yards through the buildings opening thereon; ROOFS of adjoining buildings: to east, seven stories lower; to west, one story lower; and

WHEREAS, petitioner contends that the building in question was erected in 1907 and the conditions have been practically the same since that time and requests the acceptance of the existing means of egress from the termination of the rear fire escape; and

WHEREAS, this occupancy has existed for more than twenty years under the same exit conditions.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the rear screened stairway, on condition that egress from the termination shall be maintained to three open yards of the premises directly to the rear on West 31st street, with egress therefrom through buildings to street, as shown on the plans of record filed with this petition; that the requirements of the labor law shall be complied with in all other respects, and this variation is granted so long as conditions as to occupancy and use remain substantially unchanged.

163-28-S.

PETITIONER—Cass Gilbert, Inc., for Williams-1811 Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—259-273 Tenth avenue and 502 West 26th street, Manhattan.

APPEARANCES—

For Petitioner: John J. Rockert and Arthur P. Williams.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(163-28-S)

WHEREAS, Cass Gilbert, Inc., for the Williams-1811 Realty Corp., owner, filed, February 24, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises southwest corner of Tenth avenue and 26th street, 259-273 Tenth avenue and 502 West 26th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered February 24, 1928 (N.B. 263-1927), reads:

"Item 2. Wood and glass partitions erected on 7th floor, contrary to Sec. 264 of the Labor Law.

"3. Wood wainscote on walls of office southwest corner of 7th floor contrary to Sec. 264 of the Labor Law.";

and

WHEREAS, the building is fireproof, ten stories in height, 200 ft. by 100 ft. in area; OCCUPIED: basement, storage and heating, 6 persons; 1st story, shipping, 60 persons; 2nd, 3rd and 4th stories, storage, 10 persons each story; 5th and 6th stories, storage and manufacturing, 10 persons each story; 7th story, accounting and salesroom, 110 persons; 8th, 9th and 10th stories, storage, 6 persons each story; EQUIPPED with a fire tower and an interior fireproof stairway and a sprinkler system; fire drills are conducted on the premises; and

WHEREAS, oak and glass partitions and oak and wire partitions have been installed in the center rooms on the seventh story, front, of the building, the oak and wire partitions being 8 ft. 9 in. high and the oak and glass extending to the ceiling; there has also been installed in one room on

the northwest corner of the seventh story wood wainscoting 3 ft. 1¾ in. high; and

WHEREAS, petitioner contends that the seventh story of the building is used exclusively for accounting and salesroom; that there will be no manufacturing on this story; that the area occupied by the partitions and wainscoting is a very small per cent of the floor area; that the manufacturing is confined to the fifth and sixth stories and occupies only 10 per cent of the area of these stories; and

WHEREAS, the entire premises are occupied in single tenancy; and

WHEREAS, but one office on the seventh story on the southwest corner, used as the executive office of the business conducted on the premises, for interior decorative purposes is furnished with wood wainscoting 3 ft. high, planted solidly and rigidly fixed on fireproof construction.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only as to the single room in the southwest corner, on condition that the wainscoting shall be planted on fireproof partition construction, any interstices between the back of the wainscoting and the fireproof construction to be filled solidly with asbestos or other fireproof material, and granted, as to the wire screen partition enclosing the accounting room on the Tenth avenue front, seventh story, and one additional dwarf partition enclosing the telephone operator's space, on condition that the requirements of the labor law shall be complied with in all other respects, and this petition is granted only so long as conditions as to use and occupancy remain unchanged and in single tenancy.

1265-27-S.

PETITIONER—Croker Nat'l Fire Prevention Eng. Co., for Schlegel Investing Co., owner.

SUBJECT—Application for reopening—reconsideration (previously denied) re variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—374-380 Second avenue and 300-310 E. 22nd street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and granted on condition.

THE VOTE TO REOPEN AND GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(1265-27-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Schlegel Investing Co., owner, filed, December 1, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 374-380 Second avenue and 300-310 East 22nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 28, 1927 (Order No. 21841-LD), reads:

"1. Reduce the area of wired glass in partitions enclosing stairway at east and west side of building all stories so that no single pane of glass shall exceed 360 sq. in. and not more than 720 sq. in. on any story as per rule 505 of the Industrial Code.

"4. Arrange exit doors leading to interior stairways west and east side of building, so that same will not obstruct stairways. Sec. 271 of the Labor Law.";

and

WHEREAS, the building is fireproof, ten stories in height, 84 ft. 7 in. by 194 ft. 2 in. in area; OCCUPIED: 1st

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story, storage of printer's stock, 25 persons; 2nd story, printing, 35 persons; 3rd story, printing, 22 persons; 4th story, manufacture of buttons, 17 persons; 5th story, manufacture of buttons and jewelry cases, 40 persons; 6th story, printing, 55 persons; 7th story, printing, 20 persons; 8th story, printing, 12 persons; 9th story, printing, 14 persons; 10th story, printing, 20 persons; 235 persons above the first story; EQUIPPED with a sprinkler system; EXITS: four interior iron stairways, extending from the first story to roof, enclosed in a four-inch terra cotta partition with fireproof doors at openings; and

WHEREAS, in the partitions enclosing the easterly stairway there are four wire glass panels on each story and in the partitions enclosing the westerly stairway there are three wire glass panels on each story; each panel containing three lights of $\frac{1}{4}$ -inch wired glass, approximately $18\frac{1}{4}$ in. by 45 in. (822 sq. in.) in area; in each stair hall door there is a glass panel $18\frac{3}{4}$ in. by $41\frac{3}{4}$ in. (approximately 780 sq. in.) in area; on each side of both stairway enclosures, on each story, there is an opening 5 ft. wide equipped with a pair of fireproof doors, the one nearest the stairs being bolted top and bottom at all times, the other door swinging out; and

WHEREAS, petition contends that the glass panels and the stair doors were shown on the approved plans for the erection of the building; that the bolted section of the door is rarely used; that the occupancy of the greater portion of the building is less than 25 per cent of the permissible occupancy; proposes to divide the glass panels horizontally, in the center, with metal muntins and requests the acceptance of the existing exit doors leading to the interior stairways; and

WHEREAS, this petition was denied by the board at its meeting, May 1, 1928, and reopened by vote of the board.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 1, on condition that kalamein panels shall be installed on the sash on the loft side of the openings embraced within this order, and granted, as to Item 4, on condition that the existing doors to the stair hall shall be made self-closing and to open out, and this variation is granted so long as conditions as to occupancy and use otherwise remain substantially unchanged.

APPLIANCES SUBMITTED FOR APPROVAL.

427-28-SA.

PETITIONER—American Radiator Company.

SUBJECT—Request for early hearing—re Arco Metal Pipe, approval of.

APPEARANCES—

For Petitioner: P. H. Seward.

ACTION OF BOARD—Request for early hearing denied.

THE VOTE TO GRANT EARLY HEARING—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

187-28-SA.

PETITIONER—Stanley & Patterson.

SUBJECT—Faraday Model Single Stroke Solenoid 110 Volt D. C. Fire Alarm Gong, approval of.

APPEARANCES—

For Petitioner: Walter Petty.

ACTION OF BOARD—Petition placed on reserve calendar subject to test and report of fire department.

188-28-SA.

PETITIONER—Stanley & Patterson.

SUBJECT—Faraday Waterflo Alarm Panel, approval of.

APPEARANCES—

For Petitioner: Walter Petty.

ACTION OF BOARD—Petition placed on reserve calendar, subject to test and report of the fire department.

569-26-SA.

PETITIONER—Trowbridge & Schellens, owner.

SUBJECT—Application for reopening—restoration, previously withdrawn—re approval of T. & S. oil burner.

APPEARANCES—

For Petitioner: Henry C. Brinton.

ACTION OF BOARD—Petition restored to calendar and set for hearing on September 11, 1928, at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

447-22-SA.

PETITIONER—The H. J. M. Howard Manufacturing Co.

SUBJECT—Approval of water pressure reducing valves.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

WHEREAS, the foregoing petitioner has filed with the board of standards and appeals a petition for approval of the above device; and

WHEREAS, the petitioner has failed to complete his papers, though duly notified to do so.

Resolved, that the foregoing petition be and it hereby is dismissed for lack of prosecution.

1372-21-SA.

PETITIONER—Ford Regulator Corp.

SUBJECT—Approval of Ford Fire Line Reducing Valve.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

WHEREAS, the foregoing petitioner has filed with the board of standards and appeals a petition for approval of the above device; and

WHEREAS, the petitioner has failed to complete his papers, though duly notified to do so.

Resolved, that the foregoing petition be and it hereby is dismissed for lack of prosecution.

60-28-SA.

PETITIONER—O. L. Bock, for Tuthill Pump Co., owner.

SUBJECT—Tuthill Model B Fuel Oil Pump, approval of.

APPEARANCES—

For Petitioner: Oscar L. Bock.

(Continued on page 776)

PROGRESS REPORT

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		Appliances approved.....	1
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		Total	9

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

MINUTES

(Continued from page 775)
ACTION OF BOARD—Petition approved.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0 || Absent | 0 |

THE RESOLUTION—

(60-28-SA)
WHEREAS, O. L. Bock, for the Tuthill Pump Co., filed,

January 21, 1928, a petition for approval of their device known as the Tuthill Model B Fuel Oil Pump; and

WHEREAS, the applicant has filed certificate from the Underwriters' Laboratory.

Resolved, that the pump be and it hereby is approved for use in conjunction with fuel oil burning equipment when installed in accordance with the rules of the board of standards and appeals.

Adjourned 5.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

12.05 min. Ref.
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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

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TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Docket.

Notice of Adjournment.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, July 17, 1928, 10 a. m.

Minutes of Regular Meeting, July 17, 1928, 2 p. m.

Fuel Oil Burners Approved.

Reserve Calendar.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, July 24, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 11, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to July 18, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
622-28-BZ.....	B.B.Bx...	840-846 Barry st., Bx., N. B. 1984-26
621-28-BZ.....	B.B.B....	1182 Sutter ave., Bklyn., Report No. 3832-28
620-28-SA.....	F.D.....	United States Oil Burner, Appliance
619-28-A.....	B.B.M....	311 W. 35th st., Man., Viol. 1592-28
618-28-BZ.....	B.B.M....	123-125 E. 83rd st., Man., Alt. 1273-28
617-28-A.....	F.D.....	117-125 Adams st., Bklyn., Alt. 4607-26
616-28-BZ.....	B.B.Bx...	383 E. 201st st., Bx., Alt. 372-28
615-28-BZ.....	B.B.B....	581-591 Gravesend ave., Bklyn., App. 9047-28
614-28-A.....	F.D.....	189-191 Lexington ave., Man., L. C. 43245
613-28-A.....	F.D.....	270 W. 126th st., Man., F-35640
612-28-A.....	F.D.....	649-661 Kent ave., Bklyn., F-31748
611-28-A.....	F.D.....	411-413 Fifth ave., Man., Alt. 1343-28 & L. C. 43647
610-28-S.....	F.D.....	332 E. 48th st., Man., L. D. 40366
609-28-A.....	F.D.....	1319 Metropolitan ave., Maspeth, Q., Alt. 2149-28
608-28-BZ.....	B.B.R....	366 Beryle ave., Prince's Bay, Rich., N. B. 1422-28
607-28-A.....	F.D.....	Southwest corner of Queens blvd. & Van Pelt ave., L. I. C., Q., F-35947
606-28-S.....	B.B.M....	576-582 Eighth ave., Man., N. B. 29-28
605-28-BZ.....	F.D.....	Southwest corner of Queens blvd. & Hillyer st., Elmhurst, Q., N. B. 1374-28

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

NOTICE

Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 11, 1928, at 10 a. m. and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.

During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also for consultation and other business.

CALL OF CLERK'S CALENDAR TUESDAY, JULY 24, 1928, AT 2 P. M.

Building Zone Cases.

- 20-28-BZ.
APPLICANT—Philip Freshman, for Markus Siegelman, owner.
PREMISES—99-100-101 Prospect Park Southwest and 617-617A-617½ 16th street, northwest corner, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of buildings for store purposes.
- 40-28-BZ.
APPLICANT—Cohen & Siegel, for Surpass Realty Corp., owner.
PREMISES—2075-2103 White Plains road, west side, 50 ft. north of Brady avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a "C" area and also a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the rear yard required at a point 23 ft. above curb level under the zone resolution.
- 145-28-BZ.
APPLICANT—Daniel Campbell, Jr., for Avery Garage Corp., owner.
PREMISES—Northeast corner of Blossom avenue and Crommelin avenue and 35 Avery avenue, Flushing, Borough of Queens.
APPLICATION, under sections 7b and 21 of the building zone resolution,
TO PERMIT the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five (5) motor vehicles.
- 179-28-BZ.
APPLICANT—John J. Dunnigan, for May Bloom, owner.
PREMISES—2504 Boston Post road, northeast corner of Mace avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT the extension in area of an existing gasoline service station.
- 196-28-BZ.
APPLICANT—Alfred J. Boulton, for Bayer Holding Corp., owner.
PREMISES—99 Tompkins place, east side, 500 ft. north of Central avenue, Glendale, Borough of Queens.
APPLICATION, under sections 7a, 7c and 21 of the building zone resolution,
TO PERMIT in a residence district the extension in height and area of an existing laundry.
- 243-28-BZ.
APPLICANT—McCooley & Conroy, for Essanarr Garage Corp., owner.
PREMISES—2489-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 240-28-BZ.
APPLICANT—McCooley & Conroy, for Geraldine Norton, owner.

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PREMISES—3502 Far Rockaway boulevard, 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

209-28-BZ.

APPLICANT—Cohen & Siegel, for Mount Pleasant Estates, owner.

PREMISES—430-442 West 125th street and 1-19 La Salle place, Manhattan.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

245-28-BZ.

APPLICANT—Thomas W. Lamb, Inc., for Highbridge Realty Corp., owner.

PREMISES—4140-4156 Broadway, 651-661 West 175th street, 650-662 West 176th street and 40-54 Wadsworth avenue, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building (theatre).

JULY 24, 1928, 10 A. M.

Appeals from Administrative Orders.

155-28-A—55 John street and 4-6 Dutch street, Manhattan.

190-28-A—3607-3609 Queens boulevard, Long Island City, Borough of Queens.

219-28-A—207-213 West 49th street and 1619 Broadway, Manhattan.

227-28-A—1211 Second avenue, Manhattan.

248-28-A—168-37 Hillside avenue, Jamaica, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 24, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1353-27-BZ—Application, December 30, 1927, under section 21 of the building zone resolution, of Edwin M. Bohm, applicant, on behalf of Ames Transfer Co., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3441 Kingsbridge avenue and 250-258 West 236th street, southwest corner, The Bronx.

CAL. NO. 329-28-BZ—Application, April 9, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Golran Realty Corp., owner, to permit in a residence district the erection and maintenance of a tenement house with stores on the first story; premises northwest corner of Van Cortlandt avenue and Bailey avenue (Orloff avenue), The Bronx.

CAL. NO. 330-28-BZ—Application, April 9, 1928, under section 21 of the building zone resolution,

of William F. Doyle, applicant, on behalf of Golran Realty Corp., owner, to permit in a residence district the erection and maintenance of a tenement house with stores on the first story; premises northwest corner of Sedgwick avenue and Van Cortlandt avenue, The Bronx.

CAL. NO. 18-28-BZ—Application, January 10, 1928, under sections 7g and 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, on behalf of Leo Silver Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1870-1878 East Tremont avenue and 1591-1599 White Plains road, southwest corner, The Bronx.

CAL. NO. 124-28-BZ—Application, February 9, 1928, under section 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, on behalf of John R. Lee, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 6419-6425 New Utrecht avenue, northeast corner of 65th street, Brooklyn.

CAL. NO. 522-28-BZ—Application, June 7, 1928, under section 21 of the building zone resolution, of Victor C. Farrar, applicant, on behalf of Columbia Riding Club, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and a stable for more than five (5) horses; premises 48-68 West 100th street, Manhattan.

CAL. NO. 1215-27-BZ—Application, November 16, 1927, under section 7g of the building zone resolution, of Alfred J. Boulton, applicant, substituted for Jacob Lubroth, Inc., on behalf of Roseth Realty Co., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously dismissed for lack of prosecution); premises 342-352 Coney Island avenue, Brooklyn.

CAL. NO. 114-28-BZ—Application, February 6, 1928, under sections 7e and 21 of the building zone resolution, of Byrnes & Buckley, applicants, on behalf of Louis Tafano, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 109-07-109-17 101st avenue (4453-4459 Jerome avenue), Richmond Hill, Borough of Queens.

CAL. NO. 186-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of George Ehret Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2165 Amsterdam avenue and 462-470 West 167th street, southeast corner, Manhattan.

WILLIAM E. WALSH, *Chairman.*

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JULY 24, 1928, 2 P. M.

Petitions for Variations.

- 99-28-S—15 East 53rd street, Manhattan.
- 194-28-S—402 Broadway, Manhattan.
- 218-28-S—1793-1799 Jerome avenue, The Bronx.
- 226-28-S—241-243 West 29th street, Manhattan.
- 250-28-S—14 Thomas street and 105-107 Duane street, Manhattan.
- 298-28-S—228-238 East 45th street and 237 East 44th street, Manhattan.
- 283-28-S—345-353 Seventh avenue, Manhattan.
- 497-28-S—1-3 East 35th street, Manhattan.

Appliance Submitted for Approval.

- 1062-27-SA—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Water Level Tank Alarm, approval of.

JULY 27, 1928, 10 A. M.

Appeals from Administrative Orders.

- 239-28-A—118 Amity street, Flushing, Borough of Queens.
- 55-28-A—North side of North Jane street (Queensboro Bridge Plaza), from Radde to Prospect streets, Long Island City, Borough of Queens.
- 148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.
- 208-28-A—1569 Third avenue, northeast corner of East 88th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, July 27, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

- CAL. NO. 162-28-BZ—Application, February 24, 1928, under sections 7c and 21 of the building zone resolution, of Gronenberg & Leuchtag, applicants, on behalf of Frank Volz, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 4446-4448 Broadway, Manhattan.
- CAL. NO. 1144-27-BZ—Application, October 24, 1927, under section 21 of the building zone resolution, of Marben Realty Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied); premises southeast corner of Cedar avenue and West 179th street, The Bronx.
- CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.
- CAL. NO. 100-28-BZ—Application, February 2, 1928, under section 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Kraft, owner, to permit, partly in a business district and partly

in a residence district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 2138 Westchester avenue, south side, 347.20 ft. west of Castle Hill avenue, The Bronx.

- CAL. NO. 265-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Flostrand Realities, Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, The Bronx.

- CAL. NO. 1350-27-BZ—Application, December 29, 1927, under sections 7e and 21 of the building zone resolution, of Frederick J. Flynn, applicant, on behalf of Infried Realty, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2100-2110 Jerome avenue, east side, 225.51 ft. south of East 181st street, The Bronx.

- CAL. NO. 200-28-BZ—Application, March 5, 1928, under section 21 of the building zone resolution, of Liebler Brothers, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 218-224 West 230th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

JULY 27, 1928, 2 P. M.

Appeal from Administrative Order.

- 119-28-A—664-666 Bushwick avenue, west side, 5 ft. 7 in. south of Myrtle avenue, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday afternoon, July 27, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

- CAL. NO. 1356-27-BZ—Application, December 31, 1927, under sections 7c and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of John A. R. Duntze, owner, to permit, partly in a business district and partly in a residence district, also extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 135-147 East 22nd street, east side, 275 ft. 67/8 in. south of Tilden avenue, Brooklyn.
- CAL. NO. 1261-27-BZ—Application, December 1, 1927, under section 21 of the building zone resolution, of Arverne Bay Construction Co., applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station and, also, a garage for the storage of more than five (5) motor vehicles; premises

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southwest corner of Euclid avenue and Glenmore avenue, Brooklyn.

CAL. NO. 120-28-BZ—Application, February 7, 1928, under sections 7c and 21 of the building zone resolution, of A. J. Burns, applicant, on behalf of Homack Construction Corp., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a building for business use on first story and residence use above; premises north side of Lake street (41st avenue), 149 ft. east of Louona avenue (National avenue), southeast corner of Roosevelt avenue (Grand avenue), and Louona avenue (National avenue), Corona, Borough of Queens.

CAL. NO. 1298-27-BZ—Application, December 14, 1927, under sections 7b and 21 of the building zone resolution, of W. D. J. McCarthy, applicant, on behalf of Charles H. Hallock, owner, to permit the extension, from an unrestricted district into a business district, of a proposed building to be used as a gasoline service station and as a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Roosevelt avenue (Greenpoint avenue) and 51st street (Stone street), Woodside, Borough of Queens.

CAL. NO. 106-28-BZ—Application, February 3, 1928, under section 21 of the building zone resolution, of Horn & Ligeti, applicants, on behalf of Abraham Laschower, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 357-365 Beach 71st street and 7101-7105 Amstel boulevard, southwest corner, Arverne, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 11, 1928, AT 2 P. M. *Building Zone Cases.*

165-28-BZ.
APPLICANT—Philip Freshman, for Roma Development Corp., owner.
PREMISES—1535-1547 Gravesend avenue, east side, 300 ft. south of Avenue M, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection of a garage for the storage of more than five (5) motor vehicles.

202-28-BZ.
APPLICANT—William Shary, for Edwin Estates Co., Inc., owner.
PREMISES—1506 Bronxdale avenue, southeast corner of Poplar street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

211-28-BZ.
APPLICANT—William A. Schroeder, owner.

PREMISES—North side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

244-28-BZ.

APPLICANT—William R. Bayes, for Gravesend Realty Corp., owner.

PREMISES—1602-1604 Kings Highway, southeast corner of East 16th street, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.

253-28-BZ.

APPLICANT—William F. Doyle, for Ryan Brothers, owners.

PREMISES—7817-7825 Third avenue and 301-313 79th street, northeast corner, Brooklyn.

APPLICATION, under sections 21, 7a, 7b and 7g of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

259-28-BZ.

APPLICANT—Samuel Rosenblum, for Charles Lippman and Philip Cohen, owners.

PREMISES—5370-5374 Metropolitan avenue, southwest corner of Rene place, Ridgewood, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

264-28-BZ.

APPLICANT—William F. Doyle, for Lottie Cutler, owner.
PREMISES—120-06 Sutphin boulevard and 147-24 120th avenue, southwest corner, Jamaica, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

266-28-BZ.

APPLICANT—Samuel Rosenblum, for Forrest Park Mortgage Corp., Inc., owner.

PREMISES—2370-2386 Myrtle avenue, southwest corner of Summerfield street, Ridgewood, Borough of Queens.

APPLICATION, under sections 7b, 7c and 21 of the building zone resolution,
TO PERMIT the extension, from a business district into a residence district, of a proposed business building (store).

SEPTEMBER 11, 1928, 10 A. M.

Appeals from Administrative Orders.

174-28-A—13-21 Park Row and 13 Ann street, Manhattan.

64-28-A—114-116 East 28th street, Manhattan.

104-28-A—42-46 West 33rd street, Manhattan.

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197-28-A—9130 113th street, Richmond Hill, Borough of Queens.

235-28-A—133-159 Ingraham street, Brooklyn.

246-28-A—245 West 72nd street, Manhattan.

1313-27-A—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 11, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 48-28-BZ—Application, January 18, 1928, under sections 7g and 21 of the building zone resolution, of Schreiber, Collins, Myers & Buchter, applicants, on behalf of Fort Lee Ferry Garage Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 228-232 Nagle avenue, Manhattan.

CAL. NO. 71-28-BZ—Application, January 26, 1928, under sections 7e and 21 of the building zone resolution, of Max Handel, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.

CAL. NO. 1283-27-BZ—Application, December 8, 1927, under section 21 of the building zone resolution, of Robert E. Maloney, applicant, on behalf of Edlar Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

CAL. NO. 1322-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

CAL. NO. 116-28-BZ—Application, February 7, 1928, under sections 7g and 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Clifbert Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 865-877 Ralph avenue, Brooklyn.

CAL. NO. 180-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Horace Smith, owner, to permit in a business district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles; premises 410 City Island avenue, east side, 100.41 ft. north of Ditmars avenue, The Bronx.

CAL. NO. 221-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of William A. Sullivan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 176-17 to 176-25 Baisley boulevard and 120-12 to 120-28 Merrick boulevard, St. Albans, Borough of Queens.

CAL. NO. 223-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Edward J. Foy, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 329-53 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 11, 1928, 2 P. M.

Petitions for Variations.

81-27-S—48-56 West 48th street, Manhattan.

69-28-S—237-245 West 35th street, Manhattan.

105-28-S—42-46 West 33rd street, Manhattan.

175-28-S—423 Whitlock avenue, The Bronx.

181-28-S—20-22 West 57th street, Manhattan.

313-28-S—219-221 Sixth avenue, Manhattan.

Appliance Submitted for Approval.

569-26-SA—Trowbridge & Schellens Oil Burner, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 18, 1928, 2 P. M.

Building Zone Cases.

569-27-BZ.

APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.

PREMISES—Southeast corner of Fourth avenue and 12th street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

540-27-BZ.

APPLICANT—F. Matthew Buermann, substituted for Henry J. Nurick, for Abraham Goldinger, owner.

PREMISES—725-727 Bedford avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

14-27-BZ.

APPLICANT—McCooey & Conroy, substituted for James W. Byrnes, for Prior Realty Co., Inc., owner.

PREMISES—92-110 East 98th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

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38-28-BZ.

APPLICANT—Philip J. Sinnott, for Roth Estate, owner.
PREMISES—192-208 East 98th street, west side, 84 ft. 9 $\frac{7}{8}$ in. north of Kings Highway, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a building to be used as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

74-28-BZ.

APPLICANT—Croker National Fire Prevention Engineering Co., substituted for Fox, Weller & Wintner, for Roland Lievendag, owner.

PREMISES—45-76 to 45-80 164th street (24th street), northwest corner of 46th avenue (Queens avenue), Flushing, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.

SEPTEMBER 18, 1928, 10 A. M.

Appeals from Administrative Orders.

140-28-A—12-16 John street, Manhattan.

260-28-A—528 East Fordham road, southeast corner of Bathgate avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 18, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 101-28-BZ—Application, February 2, 1928, under sections 7e and 7c of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Ahneman & Younkheere, Inc., owner, to permit in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the required rear yard; premises 3402 Bailey avenue, east side, 761.42 ft. north of Summit place, The Bronx.

CAL. NO. 149-28-BZ—Application, February 18, 1928, under section 21 of the building zone resolution, of Peter Spinoso, applicant, on behalf of Kathryn F. Sheridan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 261 Potter avenue, north side, 51 ft. east of Second avenue, Astoria, Borough of Queens.

CAL. NO. 178-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution,

of Rosenson & Lorence, applicants, on behalf of Charles Uhlinger, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2-6 Herbert street and 153-159 Richardson street, Brooklyn.

CAL. NO. 222-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Angelina R. Schad, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.

CAL. NO. 232-28-BZ—Application, March 15, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Nostrand Holding Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 445 Empire boulevard, north side, 202 ft. 2 $\frac{5}{8}$ in. east of New York avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 25, 1928, 2 P. M.

Building Zone Cases.

29-28-BZ.

APPLICANT—Philip J. Sinnott, for Issidor Dunitz, owner.
PREMISES—1952-1956 Eastern Parkway Extension, east side, 5 ft 1 $\frac{1}{2}$ in. north of Truxton street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

198-28-BZ.

APPLICANT—Walter Pfaendler, for Lantic Corporation, owner.

PREMISES—505-517 Pacific street, northeast corner of Third avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

231-28-BZ.

APPLICANT—Daniel Campbell, Jr., for James Macbeth, owner.

PREMISES—Block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-44 Sutphin boulevard), Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

300-28-BZ.

APPLICANT—Edward F. Fox, for Tilles & Haves, Inc., owner.

PREMISES—109-57 to 109-65 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellaire, Borough of Queens

CALENDAR

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

309-28-BZ.

APPLICANT—William F. Doyle, for B. M. Maltz and Sons, Inc., owner.

PREMISES—2323-2331 Flatbush avenue, northeast corner of Utica avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

SEPTEMBER 25, 1928, 10 A. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 25, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 122-28-BZ—Application, February 8, 1928, under section 21 of the building zone resolution of Nathan D. Shapiro & Brothers, applicants, on behalf of David Katz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.

CAL. NO. 159-28-BZ—Application, February 24, 1928, under sections 6, 7(a-b-e) and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyman Chipkin and Meyer Chipkin, owners, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 796-804 Park avenue, Brooklyn.

CAL. NO. 73-28-BZ—Application, January 26, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Bernbro Realty Corp., owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Corlear avenue and West 230th street, The Bronx.

CAL. NO. 230-28-BZ—Application, March 14, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Billbuck Co., Inc., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2400 Third avenue, east side, 25 ft. north of East 187th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 17, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon, with Deputy Chief Martin substituting.

The minutes of the regular meeting of the Board, held Tuesday morning, July 10, 1928, and the minutes of the regular meeting of the Board held Tuesday afternoon, July 10, 1928, were approved as printed in the Bulletin, No. 29, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

210-28-A.

APPELLANT—J. R. Thompson, Inc., owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—668 Eighth avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(210-28-A)

WHEREAS, J. R. Thompson, Inc., owner, filed, March 27, 1928, an appeal from a decision of the superintendent of buildings, affecting premises 668 Eighth avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated February 16, 1928 (N. B. Applic. No. 272-1927), reads:

"10. Provide an outwardly swinging door at least 3 ft. wide located immediately adjacent to revolving door. Par. 5, Exit Rules, Board of Standards and Appeals."

and

WHEREAS, the building is non-fireproof, cellar and one story in height, 20 ft. 4 in. by 100 ft. in area; OCCUPIED as a restaurant: cellar, 10 persons; 1st story, 65 persons; it is proposed to use a revolving door, Type A, at the front entrance door in place of the swinging doors; and

WHEREAS, the appellant claims that the proposed revolving door is automatic, collapsible, panic-proof; that the egress through this particular revolving door cannot be blocked and no side swinging door is necessary.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

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76-28-A.

APPELLANT—Arthur B. Levis, attorney for Theresa Squeri, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—24-73 Kindred street, Astoria, Queens.

APPEARANCES—

For Appellant: Bernard Kommel and Alexander Klein.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon 5

Absent 0

THE RESOLUTION—

(76-28-A)

WHEREAS, Arthur B. Levis, for Theresa Squeri, owner, filed, January 27, 1928, an appeal from an order of the fire commissioner, affecting premises 24-73 Kindred street, Astoria, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated December 1, 1927 (Order No. 13678-LD), reads:

"1. Provide a covering of 26 U. S. Gauge Metal on the plaster-board ceiling in garage enclosure. Sec. 154, Chapter 10, Code of Ordinances, N. Y.;"

and

WHEREAS, the building is non-fireproof, cellar and two stories in height, 20 ft. by 52 ft. 6 in. in area; OCCUPIED: cellar, garage for two cars; 1st and 2nd stories, living apartment on each story; and

WHEREAS, the appellant claims that the ceiling of the non-storage garage in the cellar is constructed of one-quarter-inch plaster boards covered with a scratch coat of plaster cement, which is in every way fire-retarding; furthermore, the appellant contends that the order is a technical one.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

77-28-A.

APPELLANT—Arthur B. Levis, for Anthony Jerome, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—24-11 24th street, Long Island City, Queens.

APPEARANCES—

For Appellant: Bernard Kommel and Alexander Klein.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon 5

Absent 0

THE RESOLUTION—

(77-28-A)

WHEREAS, Arthur B. Levis, for Anthony Jerome, owner, filed, January 27, 1928, an appeal from an order of the fire commissioner, affecting premises 24-11 24th street, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated June 16, 1927, reads:

"Order No. 11201-LC:

"1. Provide a covering of approved fire retarding material on ceiling of garage as prescribed by rules of the Board of Standards and Appeals. See Vol. 2, No.

36, Page 620, Bulletin of Board of Standards and Appeals, Sept. 6, 1917, and Vol. No. 2, No. 45, Page 795, Nov. 8, 1917.";

and

WHEREAS, the building is non-fireproof, cellar and two stories in height, 20 ft. by 52 ft. 6 in. in area; OCCUPIED: cellar, garage for two cars; 1st and 2nd stories, living apartment on each story; and

WHEREAS, the appellant claims that the ceiling of the non-storage garage in the cellar is constructed of one-quarter-inch plaster-board covered with a scratch coat of plaster cement, which is in every way fire-retarding; furthermore, the appellant contends that the order is a technical one.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

151-28-A.

APPELLANT—Carl F. Huttlinger, for The American Sugar Refining Co., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—2-10 South 2nd street, Brooklyn.

APPEARANCES—

For Appellant: T. L. McGannon.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(151-28-A)

WHEREAS, Carl F. Huttlinger, for the American Sugar Refining Co., owner, filed, February 21, 1928, an appeal from a decision of the fire commissioner, affecting premises 2-10 South 2nd street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated February 10, 1928 (Plan No. 986-27), reads:

"2. Show entire boiler room completely cut off from rest of building by fireproof materials, with egress to street, yard or court only.";

and

WHEREAS, the building is of fireproof construction (some steel exposed), one and four stories in height, 96 ft. by 189.75 ft. in area; OCCUPIED as a power plant for sugar refining: 1st story, pumps, 1 person; 2nd story, turbines, 3 persons; 3rd story, boilers and burners, 4 persons; 4th story, coal bins, no occupancy; a fuel oil burning system has been installed consisting of a 1,500-gallon storage tank buried outside, connected by piping to 24 fuel oil burners located at boilers on the third story; and

WHEREAS, the building is provided with a fireproof enclosed stairway from first story to fourth story, also a fireproof, unenclosed stairway from first story to third story (boiler room); and

WHEREAS, the appellant claims that the burners are only used to facilitate the ignition of the pulverized fuel; that they do not constitute a fuel oil burning system but simply an ignition system; that pulverized coal and not oil constitutes the fuel for this power plant; that the exits are adequate and there is no fire hazard; furthermore, the appellant contends that the building is a segregated fireproof power plant.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, only as long as the present conditions as to the fuel oil equipment of the existing boiler room plant remain substantially unchanged, on condition that fire extinguishing ap-

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pliances, as directed by the fire commissioner, shall be installed and maintained.

466-28-A.

APPELLANT—Philip J. Sinnott, for Weprin & Glass Building Corp., lessee.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—2013-2017 Third avenue and 200-208 East 111th street, southeast corner, Manhattan.

APPEARANCES—

For Appellant: Philip J. Sinnott.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(466-28-A)

WHEREAS, Philip J. Sinnott, for Weprin & Glass Building Corp., lessee, filed, May 21, 1928, an appeal from a decision of the fire commissioner, affecting premises 2013-2017 Third avenue and 200-208 East 111th street, southeast corner, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated May 8, 1928 (Plan No. 455-27), reads:

"4. Top of tank to be buried 2 feet below the lowest level within 10 feet. Examination continued when additional information is received.";

and

WHEREAS, the building is fireproof, cellar and two stories in height, 100 ft. 11 in. by 110 ft. in area; OCCUPIED: cellar, storage garage, 3 persons; 1st story, garage and gasoline service station, 6 persons; 2nd story, garage, 3 persons; it is proposed to place three 550-gallon gasoline storage tanks on the cellar floor entirely surrounded by 12 inches of concrete (except on top) as required by the code of ordinances, the entire enclosure to be surrounded by a brick wall 8 inches in thickness; and

WHEREAS, the appellant claims that upon excavating the cellar floor water is found; furthermore, the appellant contends that the proposed method of installing the gasoline tanks is as good as being buried 2 feet below the cellar floor.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the tanks shall be separated, not less than 12 inches apart and encased completely with not less than 12 inches of stone concrete (of coarse aggregate not exceeding $\frac{3}{4}$ inches) on all sides and on top and that this protective construction shall be enclosed with a wall of approved masonry additional thereto extending from the cellar floor to the underside of the first story concrete floor construction; that the space above the concrete enclosure on the top of the tanks shall be filled in with clean, dry earth or sand and that the gasoline storage installation shall otherwise comply with all laws in all respects.

1044-27-A.

APPELLANT—John J. Gilmartin, for K. E. and A. K. Morgan, owners.

SUBJECT—Application for reopening—correction—re appeal from order of the fire commissioner.

PREMISES AFFECTED—700 Mott avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Appeal reopened and resolution corrected.

THE VOTE TO REOPEN AND CORRECT RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1044-27-A)

WHEREAS, John J. Gilmartin, for K. E. and A. K. Morgan, owners, filed, September 24, 1927, an appeal from an order of the fire commissioner, affecting premises 700 Mott avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated May 18, 1927 (Order No. 21016-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and $2\frac{1}{2}$ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure. Each outlet to be provided with sufficient feet of $2\frac{1}{2}$ inch standard hose attached thereto.";

and

WHEREAS, the building is non-fireproof, two stories (34 ft.) in height at Mott avenue and two stories (41 ft.) in height at Sheridan avenue, the two streets being at different levels; 118 ft. frontage on Mott avenue, 134 ft. on Sheridan avenue and a depth of 172 ft., a total area of approximately 12,400 sq. ft.; OCCUPIED as a laundry, 155 persons in entire premises; and

WHEREAS, the appellant contends that the building is open on all sides; that the building is equipped with a sprinkler system and, also, three two-inch standpipe risers with outlets and 50 ft. of two-inch hose at each outlet; and

WHEREAS, the floor area is subdivided; and

WHEREAS, this appeal was granted by the board at its meeting, February 28, 1928, on certain conditions, and the board deemed that a modification of these conditions should be made as to the central office connection.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension; that the entire premises throughout shall be equipped with a two-source wet sprinkler system; that all interior door openings shall be equipped with at least one automatic fire door or self-closing, fire-proof door, and granted only as long as conditions as to occupancy and use remain substantially unchanged.

969-27-A.

APPELLANT—Samuel Rosenblum, substituted for Cornell Utilities Co., Inc., for the J. Hamburger Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner (previously denied).

PREMISES AFFECTED—227-228 West street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(969-27-A)

WHEREAS, Samuel Rosenblum, substituted for Cornell Utilities Co., Inc., for The J. Hamburger Co., Inc., owner, filed, September 1, 1927, an appeal from an order of the

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fire commissioner, affecting premises 227-228 West street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 10, 1927 (Order No. 39345-LC), reads:

"1. Separate boiler room from remainder of building as shown on approved plan No. 4273-26. Rule 33 of the Fuel Oil Rules."

and

WHEREAS, the building is fireproof, three stories in height, 50 ft. by 85 ft. in area; OCCUPIED: 1st story, provision market, 10 persons; 2nd story, offices, 10 persons; 3rd story, offices, 5 persons; a fuel oil burning system having been installed consisting of a 1,080-gallon storage tank, buried outside, connected by piping and valves to a Nokol oil burner located in the cellar using Grade B fuel oil;

and
WHEREAS, the appellant has filed plans showing the boiler room (where burner is placed), enclosed in fireproof partitions with two fireproof, self-closing doors opening to other parts of the cellar; furthermore, the appellant proposes to install an engineer's ladder in the front area leading to the sidewalk on West street; and

WHEREAS, the original appeal was denied by the board February 21, 1928; reopened June 20, 1928; and

WHEREAS, the appellant claims that the watchman on the premises is also an engineer holding the certificate of fitness; that a door from boiler room to the other part of cellar would keep the engineer in more direct connection, thus aiding him in performing his duties.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that there shall be provided in the existing sidewalk area at the front of the building a fixed iron ladder to sidewalk with a counterbalanced hatchway opening or grating at sidewalk level; that the openings in the fireproof enclosure of the existing boiler room shall be equipped with self-closing, fireproof doors, and that the fuel oil burning equipment shall otherwise be installed and maintained strictly in accordance with the fuel oil rules of the board of standards and appeals, and that all necessary permits shall be obtained, and granted only as long as the present use and occupancy remains substantially unchanged.

161-28-A.

APPELLANT—Mayer and Lowenstein, owners.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—43-43 Vernon boulevard, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: James H. Abraham.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief

Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(161-28-A)

WHEREAS, Mayer & Lowenstein, owners, filed, February 24, 1928, an appeal from an order of the fire commissioner, affecting premises 43-43 Vernon boulevard, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated February 7, 1928 (Order No. 15219-LC), reads:

"2. Have at least one person obtain a certificate of fitness to have care and supervision of oil selling station, which station must be under the supervision of such person while it is open for business. Sec. 160, Ch. 10. Examinations every day between 9 a. m. to 3 p. m. Saturdays 9 a. m. to 11 p. m. at 365 Jay Street, Brook-

lyn. Applicant must file two unmounted photographs of himself 2 x 3 inches.

"3. Permanently brick up the opening now protected by self-closing, fireproof doors on 1st floor of garage north side leading into the varnish storage room of the 3rd story varnish bldg. Note—this opening does not show on approved F.D. Plan 3090-27 and is a violation of subdiv. 13, Sec. 151, Ch. 10 CO. N. Y.

"4. Permanently brick up opening now protected by self-closing, fireproof doors on the north side 2nd story of garage building leading into the three story varnish building. Note—This opening does not show on approved F.D. Plan 3090-27 and is a violation of subdiv. B, Sec. 151, Ch. 10, C.O.N.Y.";

and

WHEREAS, the building is of reinforced concrete construction, two stories in height, 50 ft. by 60 ft. in area; OCCUPIED: 1st story, garage and shipping room, no occupancy; 2nd story, offices, 10 persons; a 550-gallon tank buried under first story floor for gasoline storage; EXITS: an enclosed interior stairway, from first story to second story; a communicating doorway at first story, also at second story to the third story building adjoining at north and protected by fire doors; and

WHEREAS, the appellant claims, as to Item 2, that a gasoline selling station is not maintained on the premises; as to Items 3 and 4, that the communicating doorways are protected by standard fire doors which always remain closed except when materials are transferred; furthermore, the appellant contends that the adjoining building at north is occupied: cellar, storage; 1st story, shipping; 2nd story, storage and factory; 3rd story, laboratory and factory, also that the building is equipped with a sprinkler system and an automatic fire alarm system.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, as to Items 3 and 4, only so long as the use, operation and conduct of this garage service is restricted to the conduct of the business operated on these premises, exclusively for the use of motor vehicles in the ownership of the business conducted thereon, on condition that the existing horizontal openings mentioned in this order shall be equipped on both sides with self-closing, fireproof doors and that no additional openings be installed, and that the garage building shall not be increased in height, area or dimension, and the garage use restricted to first story thereof; and denied as to Item 2.

BUILDING ZONE CASES

122-28-BZ.

APPLICANT—Nathan D. Shapiro & Bros., for David Katz, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

FREMISES AFFECTED—523-533 Remsen avenue, east side, 240 feet north of Church avenue, Brooklyn.

APPEARANCES—

For Applicant: N. Leavitt.

For Opposition: None.

ACTION OF BOARD—Laid over to September 25, 1928, at 10 a. m., on request of applicant's representative.

159-28-BZ.

APPLICANT—William F. Doyle, for Hyman Chipkin and Meyer Chipkin, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 6, 7 (a-b-e) and 21 of the building zone resolution, to per-

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mit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—796-804 Park avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Jacob J. Schwartzwald.

ACTION OF BOARD—Laid over to September 25, 1928, at 10 a. m., on request of applicant.

73-28-BZ.

APPLICANT—John J. Dunnigan for the Bernbro Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northeast corner Corlear avenue and West 230th street, Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: Walter R. Shamy.

ACTION OF BOARD—Laid over to September 25, 1928, at 10 a. m., on request of applicant's representative.

127-28-BZ.

APPLICANT—Bator Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of Webster avenue, 151.34 feet north of East Mosholu Parkway North, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Deputy Chief Martin..... 1

144-28-BZ.

APPLICANT—McCooey & Conroy, for Prospect Plaza Corporation, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—348-358 Empire boulevard, south side, 60 feet east of Nostrand avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: William R. Spencer.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

1175-27-BZ.

APPLICANT—Port Richmond Lodge No. 135, Loyal Order of Moose, owner.

SUBJECT—Application for reopening—rescindment of dismissal action and permission for withdrawal action to stand—re application (decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building occupied in part for business purposes.

PREMISES AFFECTED—110 Park avenue, Port Richmond, Borough of Richmond.

APPEARANCES—None.

ACTION OF BOARD—Chairman read communication; application reopened and former action, dismissing case, rescinded; application now stands withdrawn.

THE VOTE TO REOPEN AND RESCIND MOTION TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

717-26-BZ.

APPLICANT—McCooey & Conroy, substituted for John Eberson, for Laemmle Building Corp., owner.

SUBJECT—Application for reopening—interpretation—re application (decision of the superintendent of buildings) under sections 7-c and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a store and theatre building.

PREMISES AFFECTED—4515-4527 New Utrecht avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution interpreted.

THE VOTE TO REOPEN AND INTERPRET RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Deputy Chief Martin..... 1

THE RESOLUTION—

(717-26-BZ)

WHEREAS, the board, in granting the variation, considered the application as to the non-conforming use of an invaded district and it was not specifically intended, other than by the description by the applicant himself, to restrict the building to a motion picture conduct only.

Resolved, therefore, the official interpretation of the board is that it did not intend to restrict the use exclusively to a motion picture theatre.

1339-27-BZ.

APPLICANT—Harry Urquhart, for Israel Rosenblum, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1605-1611 Coney Island avenue, Brooklyn.

APPEARANCES—

For Applicant: Harry Urquhart.

For Opposition: Charles Burston, Joseph C. Erenstorf, Tessie Kannon and Harry Bases.

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ACTION OF BOARD—Application denied. THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle.....	1
Negative: Chairman Walsh, Commissioners Connell, Holland and Chief Kenlon....	4
Absent	0

THE RESOLUTION—

(1339-27-BZ)

WHEREAS, Harry Urquhart, for Israel Rosenblum, owner, filed, December 23, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1605-1611 Coney Island avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 17, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Coney Island avenue is in a business district; Locust avenue, east of a point 100 ft. east of Coney Island avenue, is in a residence district; Avenue M, east of Coney Island avenue, is in a business district, and East 12th street, north of a point 100 ft. north of Avenue M, is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered December 17, 1927 (re Plan No. 4130-27), reads:

"1. A gasoline service station may not be permitted in a business district."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 103 ft. 9 in. on Coney Island avenue and 103 ft. 8¼ in. on Locust avenue, upon which it is proposed to erect a one-story office, 18 ft. by 18 ft. in area, and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

83-28-BZ.

APPLICANT—Harry M. Peyser, for Abraham L. Cohen, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit in a business district the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—1239 East New York avenue, Brooklyn.

APPEARANCES—

For Applicant: O. C. Harris and Harry M. Peyser.

For Opposition: Edward K. King, Leo Stein, Joseph H. Rose and Max Uriller.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(83-28-BZ)

WHEREAS, Harry M. Peyser, for Abraham L. Cohen, owner, filed, January 28, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a motor vehicle repair shop; premises 1239 East New York avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meet-

ing, July 17, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East New York avenue and Pitkin avenue are in a business district; Tapscott street, south of a point 100 ft. south of East New York avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 20, 1928 (re App. No. 22486-1927), reads:

"Repair shop for motor vehicles contrary to Building Zone Resolution. Art. II, § (a) 16 and is therefore denied."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 24 ft. 1¼ in. and a depth of 70 ft.; to be occupied as a motor vehicle repair shop; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

510-27-BZ.

APPLICANT—McCooley & Conroy, substituted for Philip J. Sinnott for Alden Terrace Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7(g) and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied).

PREMISES AFFECTED—Southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Queens.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	4
Negative: Chairman Walsh.....	1
Absent	0

THE RESOLUTION—

(510-27-BZ)

WHEREAS, McCooley & Conroy, substituted for Philip J. Sinnott, for Alden Terrace Corp., owner, filed, May 9, 1927; reopened June 12, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southwest corner of Cypress Hills road and Cooper avenue, Ridgewood, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 17, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cypress Hills road, west side, is in a business district; Cypress Hills road, east side, is in a residence district, and Cooper avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 9, 1927 (re Plan No. 2162-1927), reads:

"1. Creation of a gasoline station is prohibited in a business district by the zoning resolution of the Board of Standards and Appeals."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 101 ft. on Cypress Hills road and 152.23 ft.

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on Cooper avenue, upon which it is proposed to erect a one-story office and accessory store (15 ft. by 20 ft. in area) and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the applicant established his basis of appeal under the principle of section 7g of the building zone resolution by filing 84 per cent of consents of affected property owners within area fixed by the board and the board deemed that it would constitute a hardship to deny the variation requested.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that a wall, not less than 8 ft. high be erected along the westerly and southerly property lines of the premises, the interior of such wall to be faced with enamel brick laid out in panels of two-tone brick; that no gas pump shall be installed within 10 ft. of the building line of the property; that a concrete curbing not less than 12 in. in height shall be installed along the building line on both street fronts, with driveways not exceeding 10 ft. in width therein, and not more than two driveways on each street front; that any building erected for the accommodation of patrons and operators on these premises shall not exceed a one-story structure and shall be finished on the exterior with enamel brick of the same color and texture as the material facing the wall; that the roof shall be of variegated slate or vitrified tile of Spanish type; that any advertising shall be restricted to the glass globes of the pumps or to flat wall signs; that all necessary permits shall be obtained within six months and the work completed within one year from the date of this action.

146-28-BZ.

APPLICANT—William F. Doyle, for S. S. Kresge Co., lessee for long term, over 30 years.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed business building.

PREMISES AFFECTED—1416-1420 Kings highway, south side, 42.42 feet west of East 15th street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(146-28-BZ)

WHEREAS, William F. Doyle, for S. S. Kresge Co., owner, filed, February 17, 1928, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed business building; premises 1416-1420 Kings Highway, south side, 42.42 ft. west of East 15th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 17, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kings Highway is in a business district, and East 15th street, south of a point 100 ft. south of Kings Highway, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 1, 1928 (re App. No. 1308-28), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"The erection of a building for stores and other business purposes, principally in a business district, but extending into a residence district.";

and

WHEREAS, the premises is L shape, having a frontage of 42.63 ft. on Kings Highway and 22 ft. on East 15th street; a gore-shaped portion at the southeast section of the plot (approximately 700 sq. ft.) is within the residence district, the remainder being in the business district; at present there is a non-fireproof building on the Kings Highway front with store occupancy and dwellings above; the plot on East 15th street is now vacant; it is proposed to extend the existing store portion (one story in height) to cover the East 15th street plot; the entire building to be used as a store on the first story and the second story (on Kings Highway) to be used as offices and cloak room; and

WHEREAS, that portion of the premises extended on East 15th street, the front of which is within the residence use area and the greater portion of this lot lies in the business use area; in that East 15th street does not run perpendicular to the Kings Highway frontage, thereby causing this condition; and

WHEREAS, the board is empowered under section 7b and section 7c to grant a variation, and the denial of which the board believes would be an unnecessary hardship and an impractical difficulty.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the use of the premises shall be restricted to retail mercantile business; that the elevation of the proposed building on East 15th street shall preclude the construction of any show window frontage; that the openings shall be restricted to windows with sills not less than 4 ft. above the sidewalk level and a doorway not exceeding 3 ft. 8 in. in width from the proposed stairway, in addition to the exit doorway proposed for the basement; that there shall be no advertising of any nature or description displayed or exposed on the 15th street frontage of the premises; that all permits required shall be obtained within six months and all work involved completed within one year from the date of this action.

156-28-BZ.

APPLICANT—William F. Doyle, for Hugh Clark, owner.

SUBJECT—Application (re decision of the fire commissioner) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station, and also a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—287-291 Prospect avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Irving Lemov, Alfred Zwoden, Patrick Ryan, John C. Brooks and Mrs. Halpin.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(156-28-BZ)

WHEREAS, William F. Doyle, for Hugh Clark, owner,

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filed, February 23, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station and also a garage for the storage of more than five motor vehicles; premises 287-289 Prospect avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 17, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Prospect avenue is in a business district and Sixth avenue is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered February 11, 1928 (re Plan No. 321-1928), reads:

"1. A garage for more than five cars and a gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals. Sec. 4, Building Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 75 ft. and a depth of 196 ft. 7 in.; to be occupied as a gasoline service station and a garage for the storage of more than five motor vehicles; and

WHEREAS, the applicant established his basis of appeal under section 7e of the building zone resolution and the board deemed that denial of the variation would constitute unnecessary hardship within the meaning of section 21 of the resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be erected fireproof throughout and shall not exceed two stories in height above grade; that the building shall not be erected within 5 ft. of the westerly property line; that both gable walls shall be unpierced throughout their entire height and length; that the front elevation shall be finished with face brick and architectural terra cotta or stone trimmings; that any gasoline storage equipment installed shall be located at the extreme easterly end of the premises at the front of the building; that there shall be no open gasoline service station installed on these premises; that the walls shall be carried, at the building line, from the street grade to the roof; that all necessary permits shall be obtained within nine months and the work completed within one year from the date of this action.

724-27-BZ.

APPLICANT—McCooey & Conroy, for St. James Methodist Episcopal Church, owner.

SUBJECT—Application for reopening—interpretation—re application (decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of five (5) apartment houses having stores on the first story.

PREMISES AFFECTED—8313-8323 20th avenue, northeast corner 84th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Deputy Chief Martin..... 1

THE RESOLUTION—

(724-27-BZ)

WHEREAS, McIntyre & O'Leary, for St. James Methodist

Episcopal Church, owner, filed, June 23, 1927, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house having stores on the first story; premises 8313-8323 20th avenue, northeast corner of 84th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 16, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 20th avenue, north of 84th street, is in a residence district; 20th avenue, south of 84th street, is in a business district, and 84th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 4, 1927 (Applic. No. 3493-27), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"The erection of a building with stores in a residential district."

and

WHEREAS, the proposed building is to be of non-fireproof construction, six stories in height, with a frontage of 100 ft. on 20th avenue and 90 ft. on 84th street; to be occupied as an apartment house with stores on the first story; and

WHEREAS, the board deemed that application came under the principles of section 7g, supported by consents in affidavit form of the twenty property owners within the residence use district immediately affected; and

WHEREAS, it was proposed at time of filing original application to erect a six-story apartment house with stores on the street grade only of 20th avenue front, and it is now proposed to erect five separate buildings, the inside buildings 19 ft. in width and the corner building 24 ft. in width, each three stories in height with stores on ground floor; and

WHEREAS, the board in considering the application and adopting the original resolution intended to vary the regulations specifically and only so far as it affected the first story, on condition that the use of the premises above the first story shall be restricted and limited to conforming residential use; that the conditions of the resolution as originally adopted as to business use shall be limited to the stipulations of the original resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the store use shall be restricted to the first story of these premises on the 20th avenue front, separated from the dwelling occupancy by unpierced walls of approved masonry; that no portion of the stores shall return on 84th street; that the 84th street wall shall be returned on the 20th avenue front by brick construction not less than 16 in. in frontage on the 20th avenue front; that the use and occupancy of these stores shall be restricted to retail mercantile business; that no portion of the premises shall be occupied, rented or maintained for the sale or conduct of delicatessen business, fish business or meat business; that no merchandise or produce of any nature or description shall be exposed or displayed outside the building lines of these premises; that the remainder of the premises shall be restricted to conforming residential use and occupancy; that there shall be no advertising display of any nature or description other than by fixed letters to the plate glass show windows of the store fronts, and that all permits required shall be obtained within nine months and any work involved thereby shall be completed within eighteen months from the date of this action.

68-28-BZ.

APPLICANT—Thomas W. Lamb, substituted for John Eberson, for Wilthan Realty Corp., owner.

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SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed theatre building.

PREMISES AFFECTED—1230-1248 Third avenue, 183-187 East 71st street, and 182-184 East 72nd street, Manhattan.

APPEARANCES—

For Applicant: Joseph D. Nunan, Jr., Peter Grim and Maurice S. Cass.

For Opposition: Laurence R. Condon, Wilson B. Brice, Louis M. Isaacs, Charles H. Strong, Warren J. Bloom, H. B. Lewis, Henry G. Van Veen, Charles Raff, De Coursey Fales, Ernest A. Zema and Florence Lafarge.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative: Commissioner Connell..... 1

Absent 0

THE RESOLUTION—

(68-28-BZ)

WHEREAS, Thomas W. Lamb, substituted for John Eberson, for Wilthan Realty Corp., owner, filed, January 26, 1928, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed theatre building; premises 1230-1248 Third avenue, 183-187 East 71st street and 182-184 East 72nd street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 17, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Third avenue and Lexington avenue are in a business district; 71st street, from a point 100 ft. west of Third avenue to a point 100 ft. east of Lexington avenue, is in a residence district, and 72nd street, from a point 100 ft. west of Third avenue to a point 100 ft. east of Lexington avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 6, 1928 (re App. No. 549-27), reads:

"1. On that portion of the lot extending into the residence district no theatre or commercial building may be erected. Sec. 3, Building Zone Resolution."; and

WHEREAS, the proposed building is fireproof, with auditorium and stores on the first story and balcony above, having a frontage of 125 ft. on East 72nd street, 204 ft. 4 in. on Third avenue and 119 ft. 8 in. on East 71st street; there being an open court running along the westerly side of the structure; the building to be occupied by stores on the Third avenue and on the East 72nd street fronts of the first story and the remainder of the premises to be occupied as a theatre; the orchestra seating 1,658 persons and the balcony seating 1,482 persons; the westerly portion of the building extends for a distance of 25 ft. into the residence district on East 72nd street and for a distance of 19 ft. 8 in. into the residence district on East 71st street, the remainder of the structure being in the business district; to be occupied as a theatre building; the plot having a frontage of 133 ft. 2 in. on East 71st street, 130 ft. on East 72nd street and 204 ft. 4 in. on Third avenue; and

WHEREAS, the board, created by chapter 503 of the Laws of 1916, may, in appropriate cases, after public notice and hearing, and subject to appropriate conditions and safeguards, determine and vary the application of the use district regulations herein established in harmony with their

general purpose and intent as follows, and so believes under section 7, subdivision c; and

WHEREAS, the board believes that the strict enforcement of the zone resolution, so far as it affects this plot, would be imposing an unnecessary hardship in the general development of the plot as a whole.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution; and that the application be and it hereby is granted on condition that the building on 71st street shall be restricted and limited to a distance not exceeding 119 ft. 8 in. westerly from Third avenue and that the building shall be restricted within an area not exceeding 125 ft. westerly from Third avenue building line on 72nd street; that there shall be no exit or entrance within the residence use area of the premises other than the egress from the side court as required pursuant to the building code, article 25; that there shall be no sign or advertising of any nature or description erected, exposed or displayed within the residence use area of the premises; that there shall be no opening in the westerly gable wall other than the emergency exits from the orchestra floor, opening to the open court, required under article 25 of the building code; that the exterior of the rear westerly wall shall be finished in light-color face brick, or painted a light color in three-coat finish; that there shall be no advertising or advertising display, billboards or signs erected or permitted on any portion of the 71st street elevation, other than fixed white letters affixed to the plate glass show windows of that portion of the corner store returning on the 71st street side; that any advertising, other than flat signs on the marquee, within the business use area of the 72nd street frontage shall be confined and restricted to plate glass show windows on the 72nd street front; that the exterior of the building throughout on both street fronts and avenue shall be finished with natural stone up to the first story sill course and with face brick or natural stone above with natural stone trimming or architectural terra cotta trimming; that the requirements of the zone resolution otherwise for the building proposed shall be complied with in all other respects, and that all permits required shall be obtained within nine months and any work involved thereby shall be completed within eighteen months from the date of this action.

AREAS FIXED.

(106-28-BZ)

The chairman read a communication from Messrs. Horn & Ligeti, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises 357-365 Beach 71st street and 7101-7105 Amstel boulevard, Borough of Queens.

The following area was approved by the board:

Both sides of Beach 71st street, from Amstel boulevard to a point 400 ft. south of premises in question; both sides of Hammels boulevard, from Beach 72nd street to Beach 71st street; both sides of Amstel boulevard, from a point 100 ft. west of Beach 72nd street to a point 400 ft. east of premises in question (not including the unrestricted portion); also the easterly side of Beach 72nd street, from Amstel boulevard to a point 155 ft. south of Amstel boulevard.

(265-28-BZ)

The chairman read a communication from William F. Doyle, requesting the board to fix the area deemed affected and within which to obtain consents to permit, partly in a

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residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises west side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, Borough of The Bronx.

The following area was approved by the board:

Both sides of Westchester avenue, from a point 100 ft. north of Wilkinson avenue to a point 400 ft. south of

proposed garage; both sides of Sands place, from Westchester avenue to a point 200 ft. east of Westchester avenue; also the property at rear within a distance of 50 ft. in any direction.

Adjourned 3.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 17, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS

218-28-S.

PETITIONER—William F. Doyle, for Abraham Katz, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—1793-1799 Jerome avenue, The Bronx.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to July 24, 1928, at 2 p. m., subject to amendment as to certificate of occupancy for factory use.

1223-27-S.

PETITIONER—Edwin H. Thatcher, for Decorated Metal Mfg. Co., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—199 Sackett street and 192-196 Degraw street, Brooklyn.

APPEARANCES—

For Petitioner: Edwin H. Thatcher.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

229-28-S.

PETITIONER—William Hochberg, for Hochberg Bros. & Schwartz, owner.

SUBJECT—Variation of the labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—328 Broome street, Manhattan.

APPEARANCES—

For Petitioner: Albert E. Schwartz.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(229-28-S)

WHEREAS, William Hochberg, for Hochberg & Schwartz, owner, filed, March 14, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 328 Broome street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 15, 1928, reads:

"Order No. 32886-LD:

"1. Provide a counter-balanced stairway from lowest fire-escape balcony at front of building to the street, as per Section 274 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, four stories in height, 22 ft. by 70 ft. in area; OCCUPIED: 1st story, showroom and office, 4 persons; 2nd story, workshop, 8 persons; 3rd and 4th stories, storage of store fixtures, no occupancy; EXITS: an interior iron and steel stairway, extending from the first story to roof, enclosed in (wire lath and ¾-inch cement plaster, both sides) partitions with steel doors at openings; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from the second story to roof and drop ladder from second story balcony to sidewalk; ROOFS of adjoining buildings: 8 ft. higher at west; same level at east; and

WHEREAS, the petitioner claims that the store and show window on first story, used to display store fixtures, would be destroyed by complying with the order; furthermore, the petitioner contends that the exits are adequate and the occupancy is very light.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that a counterbalanced drop ladder in guides shall be provided at each end of the lowest balcony fire escape at the front of the building; that the occupancy shall not exceed ten persons above the first story; that the entire premises shall remain in single tenancy and operation; that the building shall be not increased in height or area, and this variation is granted so long as conditions as to occupancy and use otherwise remain substantially unchanged.

249-28-S.

PETITIONER—Samuel Rosenblum, for John Block and H. G. Block, owners.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—146 East 53rd street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

MINUTES

exit on all sides by fireproof partitions extending continuously from the lowest story to 3 ft. above the roof,
Negative 0
Absent 0

THE RESOLUTION—

(249-28-S)

WHEREAS, Samuel Rosenblum, for John Block and H. G. Block, owners, filed, March 22, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 146 East 53rd street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered February 28, 1928 (re App. No. 321-1928), reads:

"5. A fireproof passageway from fire escape to street at first floor level should be provided."

and

WHEREAS, the building is non-fireproof, three stories in height, 25 ft. by 75 ft. in area at first story and 25 ft. by 62 ft. in area above; OCCUPIED: 1st story, store and manufacture of shoes, 25 persons; 2nd story, manufacture of shoes, 14 persons; 3rd story, storage of shoes and lasts, 1 person; EXITS: an interior stairway constructed of concrete from the first to second story and of wood from the second story to roof, enclosed in 6-inch terra cotta partitions on the first story and in wood lath and plaster above with wood and also fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the main roof to the roof of the first story extension, with EGRESS from the termination of the fire escape by means of a 45-degree iron stairway leading to the rear yard, with egress from yard by means of doorway in fence leading to yard at east; ROOFS of adjoining buildings: to east, one story higher; to west, same level.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects egress from the termination of the rear fire escape, on condition that a door shall be provided in the brick fence to yard of the adjoining premises to the east, with egress from the yard of No. 146 East 53rd street to store on the first story and thence to street; that the building shall be not increased in height or area; that the petitioner shall file written consent of the owner of the adjoining premises for egress through his property, No. 148 East 53rd street, with the superintendent of buildings, and this variation is granted so long as conditions as to occupancy and use remain substantially unchanged.

241-28-S.

PETITIONER—William F. Doyle, for Vincent Valentine, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—540-550 West 58th street, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition dismissed as not being properly before the board.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(241-28-S)

WHEREAS, William F. Doyle, for Mayal Realty Co., owner, filed, March 20, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 540-550 West 58th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 17, 1928 (Order No. 31595-LD), reads:

"1. Discontinue the use of the above premises for factory purposes for the reason that same does not conform to Sec. 270 of the labor law.

"Among the defects noted are the following:

"1. Only one fireproof enclosed stairway provided. Fire escape at rear cannot be accepted as second means of exit."

and

WHEREAS, the building is fireproof, six stories (84 ft.) in height, 150 ft. by 100 ft. 5 in. in area at first story and 150 ft. by 90 ft. 5 in. in area above; OCCUPIED: 1st story, service and distributing station for automobiles, 15 persons; 2nd story, service and distributing station for automobiles, 12 persons; 3rd story, office and storage of automobile supplies, 15 persons; 4th story, storage of advertising materials, 15 persons; 5th story, storage of automobiles, 3 persons; 6th story, storage of automobiles, 14 persons; EQUIPPED with a standpipe system and a fire alarm signal system; EXITS: an interior 3 ft. 10 in. wide fireproof stairway, extending from the first story to roof, enclosed in 4-inch terra cotta partitions with fireproof doors at openings; an outside iron stairway, 3 ft. 10 in. in width, with rails 4 ft. high, on the rear of the building, having fireproof openings along the course thereof, extending from the top story to the rear yard, with EGRESS from the termination of the fire escape through the building to street; ROOFS of adjoining buildings: to east, 10 ft. lower; to west, same level; and

WHEREAS, petitioner contends that the number of persons employed in the building is less than that permitted as the capacity of the interior fireproof stairway and requests the acceptance of the existing means of egress; and

WHEREAS, there is no contention as to any violation of the use and occupancy as stipulated by resolution for a variation of the zoning regulations as granted by this board under Cal. No. 64-26-BZ regarding these premises.

Resolved, that the petition be and it hereby is dismissed as not being properly before the board, as the use and occupancy as granted under Cal. No. 64-26-BZ does not constitute a factory.

216-28-S.

PETITIONER—William F. Doyle, for Leonard Weill, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—368 Canal street, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(216-28-S)

WHEREAS, William F. Doyle, for Leonard Weill, owner, filed, March 9, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 368 Canal street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 29, 1927 (Order No. 29016-LD), reads:

"1. Provide an unobstructed passageway around hoistway leading from the foot of the stairway to the street, said passageway to be not less than 3' in width as per Sec. 272 of the Labor Law."

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. 9 in. by 90 ft. 5 in. in area at first story and

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25 ft. 9 in. by 80 ft. 5 in. in area above; OCCUPIED: 1st story, radio supplies, 5 persons; 2nd story, manufacture of brass work, 8 persons; 3rd story, manufacture of leather goods, 8 persons; 4th and 5th stories, decorating glassware, 4 persons each story; EXITS: an interior wooden stairway, extending from the first story to top story, double-rung iron ladder to roof scuttle, enclosed in metal lath and cement partitions with fireproof doors at openings; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from the second story to top story, a gooseneck ladder to roof and drop ladder from second story balcony to sidewalk; ROOFS of adjoining buildings: 20 ft. lower at east; 30 ft. lower at west; 40 ft. lower at south; and

WHEREAS, the petitioner claims that the hoistway over entrance hall is provided with trap doors; that it is used only two or three times a day in hauling goods too large to be carried upstairs by hand; that to comply with the order would mean destroying the use of the first story for store purposes; furthermore, the petitioner proposes to provide telltale chain protection as granted by the board under Cal. No. 1690-18-A.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that the present hoistway wellhole shall be filled in with floor construction and beams equal to existing floor construction permitting a hoistway opening not exceeding 3 ft. in width by 4 ft. in length; that a bulkhead shall be provided at the termination in the first story hall with platform construction and steel supports not more than 3 ft. from the easterly wall, maintaining a passageway around same not less than 3 ft. in the clear; the hatchway at bulkhead to be provided with trap doors constructed of sheet steel and angle iron, and provided with tell tale chains in accordance with recommendation of Cal. No. 1690-18-A.

224-28-S.

PETITIONER—Croker Nat'l Fire Prev. Eng. Co., for Spitzer & Spitzer, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—48 West 46th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(224-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for James River Realty Corp., owner, filed, March 13, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 48 West 46th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 18, 1928 (Order No. 32994-LD), reads:

"1. Arrange the fire escape on the rear of the building to conform to the requirements of Sec. 274 of the Labor Law.

"Among the defects noted are the following:

"(B) No safe egress from termination of fire escape to street."

and

WHEREAS, the building is non-fireproof, five stories in height, 20 ft. by 77 ft. 3 in. in area at first, second and third stories and 20 ft. by 52 ft. in area above; OCCUPIED: 1st story, store, 5 persons; 2nd story, dressmaking, 4 persons;

3rd story, beauty parlor supplies, 3 persons; 4th story, vacant; 5th story, art decorating, 15 persons; EXITS: an interior wooden stairway, extending from the first story to roof, enclosed in fire-resisting partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the yard level, with EGRESS from the yard to adjoining yard at west; ROOFS of adjoining buildings: same level at west; and

WHEREAS, the petitioner claims that egress is maintained from foot of rear fire escape to open yard adjoining at west and through first story of adjoining building, or up the party wall fire escape which was permitted as a second means of exit by the board for the next adjoining building at west under Cal. No. 40-26-S; that all three buildings are under the same ownership and operation; furthermore, the petitioner contends that a similar order, No. 68700-LD, was dismissed by the fire department as complied with on April 11, 1921.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the rear fire escape, on condition that the fire escape otherwise shall comply with the labor law in all respects; that an opening shall be provided to the adjoining yard of premises to the west with egress to the yard of No. 50 West 46th street direct to the street or by means of rear fire escape on the rear of No. 50 West 46th street to premises No. 52 West 46th street; that the doorway from the rear yard of No. 50 West 46th street shall be maintained unlocked during working hours; that the building shall be not increased in height or area; that the occupancy of the building shall not exceed the legal capacity of the interior stairway, and this variation is granted only so long as these premises and the two adjoining premises to the east remain in single ownership and the conditions of these premises as to occupancy and use remain substantially unchanged.

126-28-S.

PETITIONER—Croker Nat'l Fire Prev. Eng. Co., for Segal Mfg. Co., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—98-100 Nott avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(126-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Segal Manufacturing Co., owner, filed, February 9, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 98-100 Nott avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated June 26, 1926, reads:

"Order No. 98702-LD:

"1. Provide an additional required means of exit from the 2nd story remote from the existing stairway, preferably located at the rear of the building, in accordance with the requirements of Section 270 of the Labor Law.

"2. Enclose the interior stairway at the northwest corner of the building serving as a required means of

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in accordance with the requirements of Sec. 270 of the Labor Law.”;

and

WHEREAS, the building is non-fireproof, two stories in height, 50 ft. by 100 ft. in area at first story and 40 ft. by 100 ft. in area above; OCCUPIED by one concern for the manufacture of furniture: 1st story, 4 persons; 2nd story, 4 persons; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in partitions constructed of brick on the first story and of wood studs, sheathed on each side and covered with metal on the hall side, with fireproof doors on the first story and wood doors at openings on the second story; ROOFS of adjoining buildings: to south, one story lower; and

WHEREAS, the petitioner, as to Item 1, contends that there is a doorway at the rear of the second story which leads out to the roof of the abutting building to the rear (same being used in conjunction with premises in question), thence across roof to 12th street front, where petitioner proposes to provide a portable iron ladder which would lead to street; as to Item 2, petitioner proposes to cover the loft side of the stairway enclosure with plaster board and metal; petitioner contends, further, that the building was erected in 1914 from plans filed with the bureau of buildings as a one-story and basement factory building and that after completion a certificate of occupancy was issued for same and that it was due to the fact that the fire department considered the structure a two-story building that these orders were issued; and

WHEREAS, a certificate of occupancy was issued by the bureau of buildings as a one-story building, which is in error, as more than 50 per cent of the first story is above the grade of the curb level, therefore the building is two stories.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item 1, *on condition* that a doorway shall be provided at the rear of the second story opening on the roof of the one-story building immediately to the south, in the same and single ownership; that a balcony shall be provided on the street front of the 12th street building, with a counter-balanced drop ladder in guides to the street, and *granted*, as to Item 2, *on condition* that the stair shall be enclosed on the first story with approved fire-resisting construction with self-closing, fireproof door at the first story level; that the building shall be not increased in height or area; that the use and occupancy shall remain unchanged, and that this building, in conjunction with the building immediately to the rear, shall remain in single tenancy and operation.

215-28-S.

PETITIONER—Samuel Rosenblum, for John A. Weekes, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—176 Park row, Manhattan.
For Petitioner: Samuel Rosenblum.

APPEARANCES—

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(215-28-S)

WHEREAS, Samuel Rosenblum, for John A. Weekes, owner, filed, March 8, 1928, a petition for a variation from the requirements of the labor law, as cited in order of

the fire commissioner, affecting premises 176 Park Row, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated August 11, 1927, read:

“Order No. 25359-LD:

“1. Provide safe and unobstructed egress from the lower termination of the fire escape on rear of building by constructing a fireproof passageway with an unobstructed width of at least 3' throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law.”;

and

“Order No. 25360-LD:

“1. Reduce the area of wire glass in fireproof windows on course of fire escape so that same does not exceed 720 square inches, rule 503 of the Industrial Code.”;

and

WHEREAS, the building is fireproof, eight stories in height, 25 ft. 1 in. by 125 ft. 2½ in. in area; OCCUPIED: 1st story, store; 2nd story, printing, 4 persons; 3rd story, printing, 12 persons; 4th story, printing, 15 persons; 5th story, printing, 9 persons; 6th story, printing, 8 persons; 7th story, printing and manufacture of blank books, 15 persons; 8th story, photographer, one person; EQUIPPED with a dry sprinkler system in cellar and a fire alarm signal system; EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the second story to top story, gooseneck ladder to the roof, with EGRESS from second story balcony by means of stairs leading to adjoining yard at north; ROOFS of adjoining buildings: three stories lower at north; two stories lower at south; and

WHEREAS, the petitioner claims, as to Order No. 25359-LD, that egress may be had from foot of rear fire escape to yard adjoining at east, where access may be had to fire escapes, to rear windows or through a passageway to the front yard and to street, which has been maintained for a great many years and has been acceptable heretofore; as to Order No. 25360-LD, that each door leading to rear fire escape has two glass panels, each 18 in. by 34 in., a window next to door has two glass panels, each 20 in. by 36 in., the remaining windows have two glass panels, each 48 in. by 36 in.; as these windows are subdivided at present and the condition has existed for many years, it is requested that the present condition be accepted; and

WHEREAS, the labor law violation enforced prior to 1916 has been dismissed of record as being complied with, affecting the windows in question; and

WHEREAS, the premises has been in continuous use prior to 1916 as a factory.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 25359-LD, Item 1, only so far as it affects egress from the termination of the fire escape in the rear yard to an open side yard of the adjoining premises to the east, with egress from said side yard or court through an unobstructed, unpierced passageway running easterly to the yard of premises 5 and 9 Mulberry street, with egress from the easterly yard of 5 and 9 Mulberry street through two separate hallways to Mulberry street, and *granted*, as to Order No. 25360-LD, Item 1, in view of the compliance with the labor department order prior to 1916, *on condition* that the area of glass shall be not increased; that there shall be no additional openings installed along the course of the fire escape, unless complying with the labor law in all respects; that the building shall be not increased in height or area, and that the use and occupancy shall remain substantially unchanged.

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225-28-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Spitzer & Spitzer, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—50 West 46th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(225-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Spitzer & Spitzer, Inc., lessee, filed, March 13, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 50 West 46th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 9, 1927 (Order No. 10807-LD), reads:

"1. Arrange the fire escape on the rear of the building to conform to the requirements of Sec. 273 of the Labor Law.

"Among the defects are the following:

"Fire doors 2 x 6 not provided. Not screened to height of 4' 6". No safe egress from termination of fire escape to street.

"2. Enclose the interior stairway at the east side of building and the landings and passageways connecting therewith and the openings leading thereto in fire retarding material from the 1st story to 3' above the roof, as per Sec. 271 of the Labor Law."

and

WHEREAS, the building is non-fireproof, five stories and pent house in height, 20 ft. by 97 ft. 5 in. in area at first story and 20 ft. by 90 ft. in area above (the pent house 20 ft. by 22 ft.); OCCUPIED: 1st story, store, 5 persons; 2nd story, manufacture of shoes, 6 persons; 3rd story, manufacture of shirts, 6 persons; 4th story, pressing, 11 persons; 5th story, furrier and dressmaking, 5 persons; pent house, art studio, 3 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to roof, enclosed in wood studs, lath and plaster partitions with wooden doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the yard level, with EGRESS from the yard to adjoining yards at east and west; ROOFS of adjoining buildings: same level at east; one story higher at west; and

WHEREAS, the petitioner claims, as to Item 1, that the rear party wall fire escapes were constructed in compliance with the resolution adopted under Cal. No. 40-26-S, as a second means of exit from the adjoining building at west, the openings on the course thereof are protected with fireproof windows and it is requested to be relieved of changing them to doors; that egress from foot of the rear fire escape may be had to adjoining yards at east and at west; that the three buildings are under the same ownership and operation; as to Item 2, that there are less than twenty-five persons employed above the second story and the order is not enforceable at the present time; furthermore, that a similar order was dismissed as complied with on February 24, 1918; and

WHEREAS, under sworn testimony the petitioner testified as to the existence of the present structure in 1918, under the same and similar order, No. 73614-LD, dismissed as complied with; and

WHEREAS, the order has been reinstated because of a so-called pent house, roof structure, of limited area; and

WHEREAS, the order will not be enforceable if not exceeding five stories in height.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to fire doors on the course of said fire escape and the height of existing screening, and granted, as to egress from the termination of rear fire escape, on condition that the yards between these premises and the adjoining premises to the east, 48 West 46th street, shall be maintained with egress from the yard of 48 West 46th street through store at first story, direct to the street, and by means of fire escape from the rear yard of these premises, 50 West 46th street, to premises adjoining to the west, 52 West 46th street, so long as the three premises remain in single ownership and the exit facilities at the rear are maintained; that the building shall be not increased in height, area or dimension; that the occupancy and use shall remain substantially unchanged; that the occupancy shall not exceed twenty-five persons above the second story.

APPLIANCE SUBMITTED FOR APPROVAL

1151-27-SA.

PETITIONER—W. D. Allen Mfg. Co.

SUBJECT—Application for reopening—modification—re Allen 2½-Inch Angle Hose Valve (approval for Type "B" installations).

APPEARANCES—

For Petitioner: Andrew L. Boerner.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(1151-27-SA)

WHEREAS, W. D. Allen Manufacturing Co. filed, October 26, 1927, a petition with the board of standards and appeals for the approval of their device known as the Allen 2½-Inch Angle Hose Valve; and

WHEREAS, a committee of the board made a test of this valve under operating conditions, and a joint report of the bureau of fire prevention and the board recommended the approval of the device; and

WHEREAS, this valve was approved by the board at its meeting, May 22, 1928, for use as a Type A valve and petitioner requested approval for Type B also.

Resolved, that the board of standards and appeals does hereby approve the Allen 2½-Inch Angle Hose Valve for use as Type A and Type B valve under rule 92 of the standpipe rules of the board of standards and appeals.

Adjourned 5.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

APPLIANCES

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

<i>Name of Burner</i>	<i>Calendar No.</i>	<i>Name of Burner</i>	<i>Calendar No.</i>
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
*Alexander Oil Burner.....	65-28-SA	*May Oil Burner.....	68-24-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
*Arcoil Heat Machine.....	632-26-SA	*Morrissey Oil Burner.....	673-27-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Fan Tail Type Steam Atomizing	
Ballard Automatic Oil Burner.....	1363-23-SA	Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Jr. Oil Burner.....	1176-22-SA	*Moussette Oil Burner.....	887-25-SA
Ballard Staples & Pfeiffer Steam Atomizing		*National Rotary Oil Burner.....	836-25-SA
High Pressure Burner.....	1414-22-SA	*New Process Oil Burner.....	1071-27-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*Nokol Automatic Heater.....	1078-24-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	North American Low Pressure Oil Burner..	792-26-SA
*Berggren Oil Burner.....	764-26-SA	*Nu-Way Oil Burner.....	773-26-SA
Best Calorex Burner.....	1464-21-SA	*Orr Fuel Oil Burner.....	113-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Paramount Oil Burner.....	1193-25-SA
*Calorcoil Burner—Type AA.....	1361-24-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Century Oil Burner.....	157-28-SA	Peabody-Fisher Wide Range Mechanical Oil	
Coen Mechanical Oil Burner.....	942-21-SA	Burner	644-21-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	*Petro Domestic Burner.....	161-26-SA
*Commonwealth Oil Burner.....	348-28-SA	Petro Mechanical Burner and Air Register..	735-24-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Petro Burner, Model O.....	78-28-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	*Pioneer Automatic Oil Burner.....	1259-27-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Doherty Oil Burner.....	943-26-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Eisler Automatic Oil Burner.....	481-27-SA	*Rayfield Oil Burner.....	504-26-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Ray Rotary Fuel Oil.....	504-23-SA
Enco Burner.....	1414-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enterprise Rotary Fuel Oil Burner.....	1149-27-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulse Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Security Oil Burner.....	56-28-SA
Gem Fuel Oil Burner.....	111-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gill Oil Burner.....	1231-23-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	Steam Oil Burner.....	183-22-SA
GRD Fuel Oil Atomizer.....	128-27-SA	*Stroud-in-the-Door Burner.....	129-27-SA
*Gulf Oil Burner.....	382-26-SA	*Stuhler Oil Burner.....	618-27-SA
Hammel Oil Burner.....	1278-21-SA	*Summerheat Oil Burner.....	581-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
*Hart Automatic Oil Burner.....	1162-24-SA	Surface Combustion Low Pressure Burner..	92-23-SA
Hauck Venturi Low Pressure Oil Burner....	88-27-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Heatiator Oil Burner.....	1346-23-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Holby Oil Burner.....	328-27-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*Homer Domestic Oil Burner.....	1211-25-SA	*Timken Oil Burner, Model 20.....	287-28-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*International Oil Burner.....	1305-24-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
Joyce Oil Burner.....	852-26-SA	*Torridheat Oil Burner.....	63-28-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lawrence May Oil Burner.....	1034-27-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
Liberty Automatic Heater.....	129-28-SA	*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
Lientz Oil Burner.....	155-20-SA	*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
1030-27-A—13-16 Central Park West, Manhattan.
1031-27-A—20-28 West 72nd street, Manhattan.
1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 610-22-SA—Crocker Gas Valve, approval of.
799-22-SA—Kennell Gas Cut-Off Valve, approval of.
1173-22-SA—Anti-Syphon Valve, approval of.
1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
1249-22-SA—Coen Oil Burner, approval of.
1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
124-23-SA—Master Gas Shut-Off Valve, approval of.
125-23-SA—Packless Gas Shut-Off Valve, approval of.
127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
297-23-SA—"Automatic" Deluge Valve, approval of.
443-23-SA—Automatic Gas Shut-Off, approval of.
525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
959-23-SA—Hydro Carbon Oil Burner, approval of.
1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
1346-23-SA—Heatiator Oil Burner, approval of.
1550-23-SA—Apex Gas Cut-Off Valve, approval of.
492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
1016-24-SA—Milnes Oil Burner, approval of.
1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
1146-24-SA—Salvo Fire Extinguisher, approval of.
1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
1500-24-SA—Smolensky Check Valve, approval of.
558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
1264-25-SA—Koerting Gear Pump, approval of.

- 1346-25-SA—Palmer Gravity Lock, approval of.
167-26-SA—Johnson Automatic Oil Burner, approval of.
353-26-SA—Signal Weatherproof Bells, approval of.
364-26-SA—Kork-n-Seal, approval of.
397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
484-26-SA—Protectoseal Cover, approval of.
542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
751-26-SA—Jones Oil Burner, approval of.
781-26-SA—Solenoid Type Single Stroke Bells, approval of.
890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
110-27-SA—Wilbur Extinguisher, approval of.
115-27-SA—Even-Heat Oil Burner, approval of.
128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
187-27-SA—Keenan Gas Shut-Off Valve, approval of.
458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
537-27-SA—Leader Gas Shut-Off Valve, approval of.
618-27-SA—Stuhler Oil Burner, approval of.
630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
814-27-SA—Elkhart Flush Type Siamese, approval of.
955-27-SA—Cook's Automatic Oil Burner, approval of.
977-27-SA—Romec Rotary Pump, approval of.
1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
1071-27-SA—New Process Oil Burner, approval of.
1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
1259-27-SA—Pioneer Automatic Oil Burner, approval of.
1307-27-SA—A B C Angle Hose Valve, approval of.
187-28-SA—Faraday Model Single Stroke Solenoid 110 Volt D.C. Fire Alarm Gong, approval of.
188-28-SA—Faraday Waterflo Alarm Panel, approval of.
213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
304-28-SA—Crocker 2½-Inch Angle Hose Valve, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	116
Cases filed up to July 18, 1928.....	622	Dismissed	50
Restored to calendar.....	60	Denied	193
		Granted	2
		Granted on condition.....	827
		Appliances approved.....	37
		Appliances dismissed, disapproved or withdrawn.....	22
		Rules approved.....	2
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	144	Requests to reopen granted.....	126
Requests to amend.....	32	Requests to reopen denied.....	18
Requests for modification.....	10	Requests to amend granted.....	31
Requests to rescind.....	3	Requests to amend denied.....	0
Requests for extension of time.....	23	Requests for modification granted.....	7
Requests for extension of permit.....	7	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	3
Requests for approval of plans.....	18	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	21
Requests for interpretation.....	5	Requests for extension of time denied.....	2
Total	1593	Requests for extension of permit granted.....	6
Disposed of.....	991	Requests for extension of permit denied.....	1
Cases pending July 18, 1928.....	602	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	17
		Plans disapproved.....	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	5
		Requests withdrawn or dismissed.....	1
		Total	991

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 31

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Notice of Adjournment.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, July 24, 1928, 10 a. m.

Minutes of Regular Meeting, July 24, 1928, 2 p. m.

Corrections.

Exit Rules—Revolving Doors.

Fuel Oil Burners Approved.

Reserve Calendar.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 11, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 18, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to July 25, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
632-28-BZ.....	B.B.Bx...	140 Westchester ave., Bx., N. B. 1453-1928
631-28-S.....	F.D.....	25-27 Carroll st., Bklyn., L. D. 24489
630-28-BZ.....	B.B.Q....	Southwest corner of Liberty ave. & 78th st., Woodhaven, Q., N. B. 4459-28
629-28-BZ.....	B.B.Q....	Northwest corner of Sutphin blvd. & 116th ave., Richmond Hill, Q., N. B. 3745-1928
628-28-BZ.....	B.B.Bx...	Southwest corner of Nelson ave. & Macombs rd., Bx., Applic. 1458-1928
627-28-S.....	F.D.....	636 Greenwich st., Man., L. D. 40346 & L. D. 40347
626-28-BZ.....	B.B.Q....	Southeast corner of North Hempstead Turnpike & Kis- sena blvd., Flushing, Q., N. B. 5395-1928
625-28-S.....	B.B.M....	135-139 W. 36th st., Man., Viol. 1936-1928
624-28-BZ.....	B.B.B....	1-3 Cortelyou rd., Bklyn., Applic. 7109-1928
623-28-S.....	B.B.M....	28-30 Cooper sq., Man., N. B. 113-1928

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

NOTICE

Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 11, 1928, at 10 a. m. and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.

During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also for consultation and other business.

CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 11, 1928,

Building Zone Cases.

165-28-BZ.
APPLICANT—Philip Freshman, for Roma Development Corp., owner.

PREMISES—1535-1547 Gravesend avenue, east side, 300 ft. south of Avenue M, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection of a garage for the storage of more than five (5) motor vehicles.

202-28-BZ.

APPLICANT—William Shary, for Edwin Estates Co., Inc., owner.

PREMISES—1506 Bronxdale avenue, southeast corner of Poplar street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

211-28-BZ.

APPLICANT—William A. Schroeder, owner.

PREMISES—North side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

244-28-BZ.

APPLICANT—William R. Bayes, for Gravesend Realty Corp., owner.

PREMISES—1602-1604 Kings Highway, southeast corner of East 16th street, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.

253-28-BZ.

APPLICANT—William F. Doyle, for Ryan Brothers, owners.

PREMISES—7817-7825 Third avenue and 301-313 79th street, northeast corner, Brooklyn.

APPLICATION, under sections 21, 7a, 7b and 7g of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

259-28-BZ.

APPLICANT—Samuel Rosenblum, for Charles Lippman and Philip Cohen, owners.

PREMISES—5370-5374 Metropolitan avenue, southwest corner of Rene place, Ridgewood, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

264-28-BZ.

APPLICANT—William F. Doyle, for Lottie Cutler, owner.
PREMISES—120-06 Sutphin boulevard and 147-24 120th avenue, southwest corner, Jamaica, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

CALENDAR

266-28-BZ.

APPLICANT—Samuel Rosenblum, for Forrest Park Mortgage Corp., Inc., owner.

PREMISES—2370-2386 Myrtle avenue, southwest corner of Summerfield street, Ridgewood, Borough of Queens.

APPLICATION, under sections 7b, 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building (store).

SEPTEMBER 11, 1928, 10 A. M.

Appeals from Administrative Orders.

174-28-A—13-21 Park Row and 13 Ann street, Manhattan.

64-28-A—114-116 East 28th street, Manhattan.

104-28-A—42-46 West 33rd street, Manhattan.

197-28-A—9130 113th street, Richmond Hill, Borough of Queens.

235-28-A—133-159 Ingraham street, Brooklyn.

246-28-A—245 West 72nd street, Manhattan.

1313-27-A—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 11, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 48-28-BZ—Application, January 18, 1928, under sections 7g and 21 of the building zone resolution, of Schreiber, Collins, Myers & Buchter, applicants, on behalf of Fort Lee Ferry Garage Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 228-232 Nagle avenue, Manhattan.

CAL. NO. 71-28-BZ—Application, January 26, 1928, under sections 7e and 21 of the building zone resolution, of Max Handel, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.

CAL. NO. 1283-27-BZ—Application, December 8, 1927, under section 21 of the building zone resolution, of Robert E. Maloney, applicant, on behalf of Edlar Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

CAL. NO. 1322-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

CAL. NO. 116-28-BZ—Application, February 7, 1928, under sections 7g and 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Clifbert Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 865-877 Ralph avenue, Brooklyn.

CAL. NO. 180-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Horace Smith, owner, to permit in a business district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles; premises 410 City Island avenue, east side, 100.41 ft. north of Ditmars avenue, The Bronx.

CAL. NO. 221-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of William A. Sullivan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 176-17 to 176-25 Baisley boulevard and 120-12 to 120-28 Merrick boulevard, St. Albans, Borough of Queens.

CAL. NO. 223-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Edward J. Foy, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 329-53 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

CAL. NO. 145-28-BZ—Application, February 16, 1928, under sections 7b and 21 of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of Avery Garage Corp., owner, to permit the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five (5) motor vehicles; premises northeast corner of Blossom avenue and Crommelin avenue and 35 Avery avenue, Flushing, Borough of Queens.

CAL. NO. 196-28-BZ—Application, March 2, 1928, under sections 7a, 7c and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Bayer Holding Corp., owner, to permit in a residence district the extension in height and area of an existing laundry; premises 99 Tompkins place, east side, 500 ft. north of Central avenue, Glendale, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 11, 1928, 2 P. M.

Petitions for Variations.

81-27-S—48-56 West 48th street, Manhattan.

69-28-S—237-245 West 35th street, Manhattan.

105-28-S—42-46 West 33rd street, Manhattan.

175-28-S—423 Whitlock avenue, The Bronx.

181-28-S—20-22 West 57th street, Manhattan.

CALENDAR

313-28-S—219-221 Sixth avenue, Manhattan.

99-28-S—15 East 53rd street, Manhattan.

218-28-S—1793-1799 Jerome avenue, The Bronx.

Appliance Submitted for Approval.

569-26-SA—Trowbridge & Schellens Oil Burner, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 18, 1928, 2 P. M.

Building Zone Cases.

669-27-BZ.

APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.

PREMISES—Southeast corner of Fourth avenue and 12th street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

540-27-BZ.

APPLICANT—F. Matthew Buermann, substituted for Henry J. Nurick, for Abraham Goldinger, owner.

PREMISES—725-727 Bedford avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

314-28-BZ.

APPLICANT—William F. Doyle, for 1738 Crotona Park Co., owner.

PREMISES—902-914 Westchester avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

14-27-BZ.

APPLICANT—McCooey & Conroy, substituted for James W. Byrnes, for Prior Realty Co., Inc., owner.

PREMISES—92-110 East 98th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

38-28-BZ.

APPLICANT—Philip J. Sinnott, for Roth Estate, owner.

PREMISES—192-208 East 98th street, west side, 84 ft. 9 7/8 in. north of Kings Highway, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a building to be used as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

74-28-BZ.

APPLICANT—Croker National Fire Prevention Engineering Co., substituted for Fox, Weller & Wintner, for Roland Lievendag, owner.

PREMISES—45-76 to 45-80 164th street (24th street), northwest corner of 46th avenue (Queens avenue), Flushing, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.

SEPTEMBER 18, 1928, 10 A. M.

Appeals from Administrative Orders.

140-28-A—12-16 John street, Manhattan.

260-28-A—528 East Fordham road, southeast corner of Bathgate avenue, The Bronx.

134-28-A—450-458 19th street, Brooklyn.

143-28-A—96-98 Liberty street, Manhattan.

247-28-A—304-306 West 49th street, Manhattan.

254-28-A—212-218 West 83rd street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 18, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 101-28-BZ—Application, February 2, 1928, under sections 7e and 7c of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Ahneman & Younkheere, Inc., owner, to permit in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the required rear yard; premises 3402 Bailey avenue, east side, 761.42 ft. north of Summit place, The Bronx.

CAL. NO. 149-28-BZ—Application, February 18, 1928, under section 21 of the building zone resolution, of Peter Spinoso, applicant, on behalf of Kathryn F. Sheridan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 261 Potter avenue, north side, 51 ft. east of Second avenue, Astoria, Borough of Queens.

CAL. NO. 178-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Rosenson & Lorence, applicants, on behalf of Charles Uhlinger, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2-6 Herbert street and 153-159 Richardson street, Brooklyn.

CAL. NO. 222-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Angelina R. Schad, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.

CALENDAR

CAL. NO. 232-28-BZ—Application, March 15, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Nostrand Holding Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 445 Empire boulevard, north side, 202 ft. 25/8 in. east of New York avenue, Brooklyn.

CAL. NO. 179-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of May Bloom, owner, to permit the extension in area of an existing gasoline service station; premises 2504 Boston Post road, northeast corner of Mace avenue, The Bronx.

CAL. NO. 209-28-BZ—Application, March 7, 1928, under sections 7g and 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Mt. Pleasant Estate, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 430-442 West 125th street and 1-9 La Salle place, northwest corner, Manhattan.

CAL. NO. 243-28-BZ—Application, March 21, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Essanarr Garage Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2489-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

CAL. NO. 245-28-BZ—Application, March 21, 1928, under sections 7c and 21 of the building zone resolution, of Thomas W. Lamb, Inc., applicant, on behalf of Highbridge Realty Corp., owner, to permit the extension, from a business district into a residence district, of a proposed business building (theatre); premises 4140-4156 Broadway, 660-662 West 176th street, 651-661 West 175th street and 40-54 Wadsworth avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 18, 1928, 2 P. M.

Petition for Variation.

242-28-S—565-567 Broadway and 82-86 Prince street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 25, 1928, 2 P. M.

Building Zone Cases.

29-28-BZ.

APPLICANT—Philip J. Sinnott, for Issidor Dunitz, owner.
PREMISES—1952-1956 Eastern Parkway Extension, east side, 5 ft 1 1/2 in. north of Truxton street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution.

TO PERMIT in a business district the erection and maintenance of a gasoline service station

198-28-BZ.

APPLICANT—Walter Pfaendler, for Lantic Corporation, owner.

PREMISES—505-517 Pacific street, northeast corner of Third avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

231-28-BZ.

APPLICANT—Daniel Campbell, Jr., for James Macbeth, owner.

PREMISES—Block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-41 Sutphin boulevard), Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

300-28-BZ.

APPLICANT—Edward F. Fox, for Tilles & Haves, Inc., owner.

PREMISES—109-57 to 109-65 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellaire, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

309-28-BZ.

APPLICANT—William F. Doyle, for B. M. Maltz and Sons, Inc., owner.

PREMISES—2323-2331 Flatbush avenue, northeast corner of Utica avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

139-28-BZ.

APPLICANT—The Grace Club, Inc., owner.

PREMISES—147-151 East 21st street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the maintenance of a building occupied as a restaurant on the basement story.

160-28-BZ.

APPLICANT—Edward J. Bausch, for Philip Sachs, owner.

PREMISES—Northwest corner of Margaret place and 82nd avenue (Olivia place), Glendale, Borough of Queens,

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

SEPTEMBER 25, 1928, 10 A. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 25, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CALENDAR

CAL. NO. 122-28-BZ—Application, February 8, 1928, under section 21 of the building zone resolution of Nathan D. Shapiro & Brothers, applicants, on behalf of David Katz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.

CAL. NO. 159-28-BZ—Application, February 24, 1928, under sections 6, 7(a-b-e) and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyman Chipkin and Meyer Chipkin, owners, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 796-804 Park avenue, Brooklyn.

CAL. NO. 73-28-BZ—Application, January 26, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Bernbro Realty Corp., owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Corlear avenue and West 230th street, The Bronx.

CAL. NO. 230-28-BZ—Application, March 14, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Billbuck Co., Inc., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of

a garage for the storage of more than five (5) motor vehicles; premises 2400 Third avenue, east side, 25 ft. north of East 187th street, The Bronx.

CAL. NO. 20-28-BZ—Application, January 10, 1928, under section 21 of the building zone resolution, of Philip Freshman, applicant, on behalf of Markus Siegelman, owner, to permit in a residence district the erection and maintenance of buildings for store purposes; premises 99-100-101 Prospect Park Southwest and 617-617a-617½ 16th street, northwest corner, Brooklyn.

CAL. NO. 40-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Surpass Realty Corp., owner, to permit in a "C" area and also a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required at a point 23 ft. above curb level under the zone resolution; premises 2075-2103 White Plains road, west side, 50 ft. north of Brady avenue, The Bronx.

CAL. NO. 240-28-BZ—Application, March 20, 1928, under sections 7a and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Geraldine Norton, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3502 Far Rockaway boulevard, 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 24, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

The minutes of the regular meeting of the board held Tuesday morning, July 17, 1928, and the minutes of the regular meeting of the board held Tuesday afternoon, July 17, 1928, were approved as printed in the Bulletin No. 30, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

650-27-A.

APPELLANT—Jonas Land Co., Inc., owner.

SUBJECT—Application for reopening—reconsideration, previously denied,—re appeal from order of the fire commissioner.

PREMISES AFFECTED—638-660 Ocean avenue, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

ACTION OF BOARD—Application for reopening denied.

THE VOTE TO REOPEN—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Deputy Chief Martin..... 1

199-28-A.

APPELLANT—Golden Hill Corporation, Inc., owner.

SUBJECT—Request for acceptance—re appeal from order of the fire commissioner.

PREMISES AFFECTED—97-101 John street and 1-13 Cliff street, Manhattan.

APPEARANCES—

For Appellant: C. Weisbrob.

ACTION OF BOARD—Appeal accepted for hearing in September.

THE VOTE TO ACCEPT APPEAL—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

233-28-A.

APPELLANT—J. M. Coward, 2nd, for The Coward Shoe, owner.

MINUTES

SUBJECT—Request for acceptance—re appeal from order of the fire commissioner.

PREMISES AFFECTED—260-262-268-270-272-274 Greenwich street, Manhattan.

APPEARANCES—

For Appellant: C. G. Lippencott.

ACTION OF BOARD—Appeal accepted for early hearing in September.

THE VOTE TO ACCEPT APPEAL—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

1304-27-A.

APPELLANT—Thomas F. Burchill.

SUBJECT—Appeal from order of superintendent of buildings.

PREMISES AFFECTED—232 West 21st street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Deputy Chief Martin 1

227-28-A.

APPELLANT—Harry T. Barrett, for Edward E. Klein, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—1211 Second avenue, Manhattan.

APPEARANCES—

For Appellant: Harry T. Barrett.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle 4

Absent: Deputy Chief Martin 1

THE RESOLUTION—

(227-28-A)

WHEREAS, Harry T. Barrett, for Edward E. Klein, owner, filed, March 13, 1928, an appeal from an order of the fire commissioner, affecting premises 1211 Second avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 2, 1928 (Order No. 41243-LC), reads:

"1. Discontinue the manufacture of Nobrac Carbon Remover, Craveroil, and any and every other combustible mixture or inflammable mixture on these premises;"

and

WHEREAS, the building is non-fireproof, two stories in height, 125 ft. by 100 ft. in area; OCCUPIED: 1st story, 9 stores and garage, 10 persons; 2nd story, garage, 3 persons; and

WHEREAS, the appellant occupying the store known as No. 1211 Second avenue claims that the store is separated from other parts of the building by fireproof walls, floor and ceiling; that he has no employees; that he does all the mixing and canning under precautionary measures in the manufacture of a carbon remover; that not more than one 52-gallon drum of benzol and one 52-gallon drum of denatured alcohol is stored on the premises at any time; furthermore, the appellant contends that there is no flame of any kind in his store and there is no existing hazard.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the appeal be and it hereby is denied.

248-28-A.

APPELLANT—William F. Regan, for Kres-Kno Oil-Gas Burner Corp., lessee.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—168-37 Hillside avenue, Jamaica, Borough of Queens.

APPEARANCES—

For Appellant: William F. Regan.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Absent 0

THE RESOLUTION—

(248-28-A)

WHEREAS, William F. Regan, for Allen B. Gifford, owner, filed, March 22, 1928, an appeal from a decision of the fire commissioner, affecting premises 168-37 Hillside avenue, Jamaica, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, rendered March 17, 1928 (Plan No. 667-28), reads:

"1. Burners must be of a type approved by the Board of Standards and Appeals. Fuel Oil Rule 12.

"2. Location of storage tank does not conform to the Fuel Oil regulations. Fuel Oil Rule 4.

"4. Boiler room must be completely cut off from the rest of the building by fireproof partitions, ceiling and floor constructed of not less than 8" for brick or 6" for concrete or terra cotta. Fuel Oil Rule 20.

"5. Boiler room must have entrance from street, yard or court only. Fuel Oil Rule 20."

and

WHEREAS, the building is non-fireproof, two stories in height, 20 ft. by 68 ft. in area; OCCUPIED: 1st story, store; 2nd story, dwelling; and

WHEREAS, a fuel oil burning system has been installed consisting of a 200-gallon fuel oil tank located on the cellar floor, a Kres-Kno oil gas burner connected to a boiler in the store on the first story and the necessary valves and piping for a complete equipment; and

WHEREAS, appellant requests a temporary permit for the installation pending the approval of the burner by the board.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and that the appeal be and it hereby is denied.

190-28-A.

APPELLANT—E. J. Wagner, for Robert Bosch Magneto Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—3607-3609 Queens Boulevard, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: E. J. Wagner.

For Administration: Inspector Meyer of fire department.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Deputy Chief Martin..... 1

THE RESOLUTION—

(190-28-A)

WHEREAS, E. J. Wagener, for Robert Bosch Magneto Co., Inc., for Treshomo Realty Corp., owner, filed, March 1, 1928, an appeal from an order of the fire commissioner, affecting premises 3607-3609 Queens boulevard, 36th street, 43-41 to 49 inclusive, Long Island City, Borough of Queens; and

MINUTES

WHEREAS, the order of the fire commissioner, dated December 7, 1927 (Order No. 13849-LD), reads:

"3. Separate boiler room from the remainder of building by enclosure of solid masonry at least 8 inches in thickness. Entrance to boiler room to be from exterior of building only.";

and

WHEREAS, the building is non-fireproof, four stories and basement in height, 95 ft. by 100 ft. in area at first story and 95 ft. by 60 ft. in area above; OCCUPIED: basement, storage, 6 persons; 1st story, offices and garage for the storage of six cars, 17 persons; 2nd story, offices, 47 persons; 3rd story, machine shop, 34 persons; 4th story, assembling, 5 persons; in an unrestricted district; the fire commissioner having been requested to issue a permit for the storage of ten cars on the first story; and

WHEREAS, the appellant claims, as to Item 3, that the boiler room is in the basement of the main building, separated from the garage by a fire wall, 16 inches in thickness, with one communicating opening, protected by approved fireproof doors on both sides; that the garage is not for the public but is used solely in connection with his own business; furthermore, the appellant contends that there is no existing fire hazard.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the appeal be and it hereby is denied.

219-28-A.

APPELLANT—Joseph Ahearn, for Brill Brothers, owners.
SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—1619 Broadway and 207-213

West 49th street, Manhattan.

APPEARANCES—

For Appellant: Joseph Agarn.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Deputy Chief Martin..... 1

THE RESOLUTION—

(219-28-A)

WHEREAS, Joseph Ahearn, for Brill Brothers, owner, filed, March 12, 1928, an appeal from an order of the fire commissioner, affecting premises 1619 Broadway and 207-213 West 49th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 3, 1928 (Order No. 16501-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, three and four stories (40 ft.) in height, 112 ft. by 125 ft., about 13,000 sq. ft. in area at first story and 12,000 sq. ft. in area above; OCCUPIED: cellar, shipping room, 6 persons; 1st and 2nd stories, salesroom and alterations made on suits, 50 persons on each story; 4th story, storage of stock, no occupancy; and

WHEREAS, the appellant claims that the premises are occupied by one tenant for the purpose of conducting a furnishing store for men and women; that the building faces on two streets, with sufficient hydrants and fire alarm box in the vicinity; that there are fire appliances distributed throughout the entire building.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted on condition that the premises shall be equipped

throughout with such other auxiliary fire-fighting appliances as shall be directed by the fire commissioner; that the building shall be not increased in height, area or dimension, and so long as conditions as to occupancy, use, operation and single tenancy remain unchanged.

155-28-A.

APPELLANT—John J. Gilmartin, for The Travelers Insurance Co., lessee.

SUBJECT—Appeal from orders of the fire commissioner.
PREMISES AFFECTED—55 John street and 4-6 Dutch street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle 4
Negative: 0
Absent: Deputy Chief Martin..... 1

THE RESOLUTION—

(155-28-A)

WHEREAS, John J. Gilmartin, for the Travelers Insurance, lessee, filed, February 23, 1928, an appeal from orders of the fire commissioner, affecting premises 55 John street and 4-6 Dutch street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated September 7, 1927, read:

"Order No. 25871-F:

"1. Extend standpipe tank on roof to not less than 20' above highest outlet as per the rules of the Board of Standards and Appeals.";

and

"Order No. 25872-F:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at east, west and north sides of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5 of the Code of Ordinances.";

and

WHEREAS, the building is fireproof, sixteen stories (197 ft.) and pent house in height, having a frontage of 81 ft. on John street and 124 ft. on Dutch street; OCCUPIED as an office building, 75 persons per story, the pent house being occupied as the superintendent's office; and

WHEREAS, the building is equipped with a standpipe system provided with two 5,000-gallon gravity tanks, 3,500 gallons reserve in each tank for standpipe fire lines; the bottoms of the tanks being located 6 ft. above the roof and 15 ft. above the highest outlet (on the sixteenth floor); and

WHEREAS, there are ten windows in the westerly wall on each story above the first story, within 25 ft. of openings in a neighboring building to the west (across Dutch street); six windows in the north wall of building on each story from the seventh to tenth stories, inclusive, within 50 ft. of the roof of the four-story fireproof extension to the north (under same ownership); three (northerly) windows on each story (in the west wall of the east court) from the seventh to tenth stories, inclusive, within 50 ft. of the roof of the four-story fireproof extension to the north; two (easterly) windows on each story in the south wall of the easterly court from the seventh to tenth stories, inclusive, within 50 ft. of the roof of an adjoining seven-story building to the east; and

WHEREAS, appellant contends that the roof of the pent house is a type of mansard design which would make it a very difficult matter to elevate the tanks and that the buildings forming the exposures are of fireproof construction with fireproof roofs.

MINUTES

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, as to Order No. 25871-F, Item 1, so long as conditions as to occupancy and use remain unchanged, and *on condition* that there shall be distributed throughout the top floor such other auxiliary fire-extinguishing appliances as shall be directed by the fire commissioner, and *granted*, as to Order No. 25872-F, Item 1, so long as conditions as to occupancy and use of the premises remain unchanged.

197-27-BZ.

APPLICANT—Louis Wirsching, Jr., for Uneeda, Inc., owner.

SUBJECT—Application for reopening—extension of time to procure permits—re application (decision of superintendent of buildings) under section 21 of the building zone resolution to permit in a two times height district the erection and maintenance of the street wall of a tower in excess of the height permitted by the zone resolution.

PREMISES AFFECTED—505 West 14th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Request for extension of time laid over to Friday, July 27, 1928, at 10 A. M. Final action.

186-28-BZ.

APPLICANT—Samuel Rosenblum, for George Ehret Realty Corp., owner.

SUBJECT—Application (re: decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2165 Amsterdam avenue and 462-470 West 167th street, southeast corner, Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Isaac Cohen, S. Arthur Glickstein, William Raltman, Jacob J. Pantell, C. Burmeister.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Absent:	0

THE RESOLUTION—

(186-28-BZ)

WHEREAS, Samuel Rosenblum, for George Ehret Realty Corp., owner, filed, February 29, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 2165 Amsterdam avenue and 462-470 West 167th street, southeast corner, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Amsterdam avenue is in a business district; West 167th street is in a business district, and Jumel place, north of a point 100 ft. north of West 167th street, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 9, 1928 (re N. B. App. No. 71-1928), reads:

"1. Occupancy of premises and proposed building is contrary to Sec. 4, Building Zone Resolution.";

and

WHEREAS, the premises consist of a gore-shaped plot of

ground having a frontage of 74 ft. $\frac{1}{4}$ in. on Amsterdam avenue and 119 ft. $3\frac{3}{8}$ in. on West 167th street, upon which it is proposed to erect a one-story office, 8 ft. by 10 ft. in area, and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

124-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, for John R. Lee, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—6419-6425 New Utrecht avenue, northeast corner of 65th street, Brooklyn.

APPEARANCES—

For Applicant: James J. Munro.

For Opposition: Gaetono Matero, Rocco V. Ursino.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative:	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Absent:	0

THE RESOLUTION—

(124-28-BZ)

WHEREAS, Hamill, Weinberg & Munro, for John R. Lee, owner, filed, February 9, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 6419-6425 New Utrecht avenue, northeast corner of 65th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that New Utrecht avenue is in a business district and that 65th street and 64th street are both in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 20, 1928 (re Applic. 744-1928), reads:

"The following objections have been filed by the examiners:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4,a,46.

"The installation of a gasoline service station in a business district.";

and

WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 66 ft. $9\frac{3}{4}$ in. on New Utrecht avenue and 35 ft. 6 in. on 65th street, upon which it is proposed to erect a one-story office, 15 ft. by 20 ft. in area, and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of practical difficulties and unnecessary hardship.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1215-27-BZ.

APPLICANT—Alfred J. Boulton, substituted for Jacob Lubroth, Inc., for Roseth Realty Co., owner.

MINUTES

SUBJECT—Application (re decision of the superintendent of buildings) under section 7g of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles (previously dismissed for lack of prosecution).

PREMISES AFFECTED—342-352 Coney Island avenue, Brooklyn.

APPEARANCES—

For applicant: Alfred J. Boulton.

For Opposition: Philip Scharf, Charles D. Strang.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle and Deputy

Chief Martin 2

Negative: Chairman Walsh, Commissioners

Connell and Holland 3

Absent: 0

THE RESOLUTION—

(1215-27-BZ)

WHEREAS, Alfred J. Boulton, substituted for Jacob Lubroth, Inc., for Roseth Realty Co., owner, filed, November 16, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles (previously dismissed for lack of prosecution); premises 342-352 Coney Island avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Coney Island avenue, west side, is in a business district; Coney Island avenue, east side, is in a residence district; Caton place, west of a point 100 ft. west of Coney Island avenue, is in an unrestricted district; Kermit place is in a business district; East 8th street, north of a point 100 ft. north of Kermit place, is in an unrestricted district, and East 8th street, south of a point 100 ft. north of Kermit place, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 1, 1927 (re App. No. 20133-1927), reads:

"1. Proposition contrary to Art. II, Sec. 4a-15, of the Building Zone Resolution, the erection of a public garage for more than five motor vehicles in a business district."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 100 ft. 2½ in. and a depth of 175 ft. 10¼ in. (irregular); to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, an application on this site was previously denied by this board under hardship and reopened subject to section 7g; the applicant failed to substantiate his basis of appeal under section 7g of the building zone resolution in this new request for a variation and the board deemed hardship was not substantiated.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

114-28-BZ.

APPLICANT—Byrnes & Buckley, for Louis Tufano, owner.

SUBJECT—Application (re decision of the fire commissioner) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—109-07 to 109-17 101st avenue (4453-4459 Jerome avenue), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: John J. Buckley.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative: 0

Absent: 0

THE RESOLUTION—

(114-28-BZ)

WHEREAS, Byrnes & Buckley, for Louis Tufano, owner, filed, February 6, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 109-07 to 109-17 101st avenue (4453-4459 Jerome avenue), Richmond Hill, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 101st (Jerome) avenue is in a business district; 109th street (Grant avenue) is in a residence district, and 110th street (Myrtle avenue) is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered December 2, 1927 (re Plan No. 3843-1927), reads:

"1. Garage for more than five cars may not be permitted in a business district. Appeal may be taken to Board of Standards and Appeals."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the applicant substantiated his basis of appeal under section 7e of the building zone resolution and further supported his application by the filing of over 80 per cent of consents of affected property owners, the board deemed the variation just and reasonable.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be restricted in height to one story above grade; that there shall be no basement or cellar to these premises, other than a limited area at the front of the building for the accommodation and service of heating apparatus, if installed; that the front of the premises, for a depth of not less than 20 ft., other than two vehicular entrances, shall be restricted, developed and maintained for store use, separated from the garage area by walls of fireproof construction; that the rear and gable walls shall be unpierced throughout their entire height and length; that there shall be incorporated in the roof not less than eight skylights, not less than 48 sq. in. in area each, glazed with plain glass, equipped with wire guards above and below; that the front elevation above the show windows of store front shall be constructed of false gable construction, the exposed (gable) surface to be finished with tile roofing of Spanish type, with pediments over the vehicular entrances of one-half timber and stucco construction; that a return of the front elevations shall be made to this board before submission to the superintendent of buildings; that all required permits shall be obtained within six months and the work completed within one year from the date of this action.

329-28-BZ.

APPLICANT—William F. Doyle, for Golran Realty Corp., owner.

SUBJECT—Application (re decision of the tenement house commissioner) under section 21 of the building zone

MINUTES

resolution, to permit in a residence district the erection and maintenance of a tenement house with stores on the first story.

PREMISES AFFECTED—Northwest corner of Van Cortlandt avenue and Bailey avenue (Orloff avenue), The Bronx.

APPEARANCES—

For Applicant—William F. Doyle.

For Opposition: Francis J. Mahoney.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative: 0
Absent: 0

THE RESOLUTION—

(329-28-BZ)

WHEREAS, William F. Doyle, for Golran Realty Corp., owner, filed, April 9, 1928, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a tenement house with stores on the first story; premises northwest corner of Van Cortlandt avenue and Bailey (Orloff) avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Van Cortlandt avenue, Bailey avenue and Cannon place are in residence districts; and

WHEREAS, the decision of the tenement house commissioner, rendered March 30, 1928, reads:

"The use of the first story of proposed building for business purposes is contrary to Article 2, Sec. 3, of the Building Zone Resolution and is, therefore, unlawful."; and

WHEREAS, the decision of the superintendent of buildings, rendered June 12, 1928 (Application No. N. B. 1243-1928), reads:

"1. Erection of proposed business building in residence district is contrary to provisions of Building Zone Resolution."; and

WHEREAS, the proposed building is to be of non-fireproof construction, six stories in height, with a frontage of 200.03 ft. and a depth of 84.44 ft. and 77.14 ft., irregular; to be occupied as a tenement house with stores on the first story; and

WHEREAS, the board visited these premises and submitted a report of the committee of inspection, recommending a variation in this particular case, which was unanimously adopted; and

WHEREAS, there had been no provision made in the existing zoning maps for business use in this extensive area; and

WHEREAS, there is active and extensive dwelling house development in the nature of tenement houses now erected and in course of erection; and

WHEREAS, the board deemed that legal provision should be made for business incidental to the dwelling house development for community requirement of the neighborhood; and

WHEREAS, the board believes that applicant is entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, only so far as it affects the first story for business use, restricted to retail mercantile use and operation; that the use and occupancy above the ground floor shall be restricted to residential use occupancy and that the requirements of the zoning law shall otherwise be complied with in all respects; that any advertising displayed on these premises shall be restricted exclu-

sively to the plate glass show windows of the stores so developed; that there shall be no merchandise displayed or exposed beyond the building line on the outside of these premises, and that all permits required shall be obtained within nine months and any work involved thereby shall be completed within eighteen months from the date of this action.

1034-21-BZ.

APPLICANT—Mrs. B. Meehan, owner.

SUBJECT—Application for reopening—extension of permit—re application (order of fire commissioner) to permit the maintenance of a garage for three cars.

PREMISES AFFECTED—1226 Nelson avenue, The Bronx.

APPEARANCES—

For Applicant: Mrs. B. Meehan.

For Opposition: None.

ACTION OF BOARD—Extension of temporary permit for two years granted.

THE VOTE TO GRANT TEMPORARY PERMIT—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle 4
Negative 0
Absent: Deputy Chief Martin 1

THE RESOLUTION—

(1034-21-BZ)

WHEREAS, Anna Murphy, for Bridget Meehan, owner, filed, July 6, 1921, amended November 23, 1921, an application, under the building zone resolution, to permit in a residence district the maintenance of a garage for more than three cars, space in which is rented to persons not residing on the premises; premises 1226 Nelson avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, December 6, 1921, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Nelson avenue and Woodycrest avenue are in residence district and West 168th street is in a business district; and

WHEREAS, the order of the fire commissioner, dated June 11, 1921 (Order No. 7240-C), reads:

"1. Deliver and surrender to the Chief of the Bureau of Fire Prevention, Room 1100, Municipal Building, Manhattan, your Fire Department permit No. 50179, said permit is hereby revoked."; and

WHEREAS, the premises consist of a plot of ground 25 ft. by 100 ft. in area, located in a residence district, on the front of which is a dwelling and on the rear a one-story metal building, 25 ft. by 18 ft. in area; occupied as a garage for three cars, space being rented to persons not residing on the premises; this lot adjoining a lot in a business district on which there are three metal garages for five cars operating under fire department permits; and

WHEREAS, the board deemed that this application might be granted under the provisions of section 7, subdivision F, of the building zone resolution; and

WHEREAS, this application was granted by the board at its meetings of December 6, 1921, December 23, 1924, and April 27, 1926, for a period of two years, and the applicant requested an extension of the permit for a further period of two years.

Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted to maintain three individual metal garages for the storage of three pleasure type automobiles on the rear lot 25 ft. front on Nelson avenue, 125 ft. in depth, known as No. 1226 Nelson avenue, for a period not to exceed two years from this date—July 24, 1928.

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330-28-BZ.

APPLICANT—William F. Doyle, for Golran Realty Corp., owner.

SUBJECT—Application (re decision of the tenement house commissioner) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a tenement house with stores on the first story.

PREMISES AFFECTED—Northwest corner of Sedgwick avenue and Van Cortlandt avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Francis J. Mahoney.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(330-28-BZ)

WHEREAS, William F. Doyle, for Golran Realty Corp., owner, filed, April 9, 1928, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a tenement house with stores on the first story; premises northwest corner of Sedgwick avenue and Van Cortlandt avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sedgwick avenue, Van Cortlandt avenue and Stevenson place are all in a residence district; and

WHEREAS, the decision of the tenement house commissioner, rendered March 30, 1928, reads:

"The use of the first story of proposed building for business purposes is contrary to Art. 2, Sec. 3 of the Building Zone Resolution and is, therefore, unlawful.";

and

WHEREAS, the decision of the superintendent of buildings, rendered June 12, 1928 (re App. N. B. 1242-28), reads:

"1. Erection of proposed business building in residence district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, six stories in height, with a frontage of 203.32 ft. and a depth of 116.61 ft. and 80 ft., irregular; to be occupied as a tenement house with stores on the first story; and

WHEREAS, the board visited these premises and submitted a report of the committee of inspection, recommending a variation in this particular case, which was unanimously adopted; and

WHEREAS, there had been no provision made in the existing zoning maps for business use in this extensive area; and

WHEREAS, there is active and extensive dwelling house development in the nature of tenement houses now erected and in course of erection; and

WHEREAS, the board deems that legal provision should be made for business incidental to the dwelling house development for community requirement of the neighborhood; and

WHEREAS, the board believes that applicant is entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the first story for business use, restricted to retail

mercantile use and operation; that the use and occupancy above the ground floor shall be restricted to residential use occupancy, and that the requirements of the zoning law shall otherwise be complied with in all respects; that any advertising displayed on these premises shall be restricted exclusively to the plate glass show windows of the stores so developed; that there shall be no merchandise displayed or exposed beyond the building line on the outside of these premises, and that all permits required shall be obtained within nine months and any work involved thereby shall be completed within eighteen months from the date of this action.

322-26-BZ.

APPLICANT—Philip J. Sinnott, for Ruland Holding Corp., owner.

SUBJECT—Application for reopening—extension of time in which to procure permits—re application (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—Southeast corner of 233rd street and Broadway, the Bronx.

APPEARANCES—

For Applicant: John Hopkin.

For Opposition: None.

ACTION OF BOARD—Granted extension of time to complete work for one year from date of this action.

THE VOTE TO EXTEND TIME TO COMPLETE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Deputy Chief Martin	1

THE RESOLUTION—

(322-26-BZ)

WHEREAS, Philip J. Sinnott, for Ruland Holding Corp., owner, filed, April 15, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises southeast corner of 233rd street and Broadway, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 6, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 233rd street is in a business district, Broadway is in a business district and Albany Crescent is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 9, 1925 (re N. B. 2908-1925), reads:

"Erection of proposed garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 268 ft. 11¾ in. and a depth of 150 ft. 6⅛ in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief on the ground of practical difficulties and unnecessary hardship; and

WHEREAS, this application was granted by the board at its meeting, July 6, 1926, and applicant requested an extension of time to complete work, and under date of July 19, 1928, requested a further extension.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that

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the garage use shall be set back from the Broadway line not less than 100 ft. easterly from the corner formed by the intersection of 233rd street and Broadway; that a structure of conforming business use shall be erected on the Broadway front in conjunction with the erection of this proposed garage; that the garage building shall be constructed fireproof and shall not exceed a height of one story above the fixed sidewalk grade; that there shall be no openings in the rear and westerly gable walls; that there shall be no roof signs erected and that the front elevation shall be finished in face brick, with architectural terra cotta or stone trimmings; that all permits necessary for the prosecution of the work shall be obtained within nine months from July 6, 1926, and the building completed within one year from the date of this action—July 24, 1928.

1353-27-BZ.

APPLICANT—Edwin M. Bohm, for Ames Transfer Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3441-3461 Kingsbridge avenue and 250-258 West 236th street, southwest corner, the Bronx.

APPEARANCES—

For Applicant: Edwin M. Bohn, James M. Ames.

For Opposition: Abraham C. Nelson, Nathan Lottman, N. Bremer, William T. Baer.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy Chief Martin	4
Negative: Commissioner Connell	1
Absent:	0

THE RESOLUTION—

(1353-27-BZ)

WHEREAS, Edwin M. Bohm, for Ames Transfer Co., owner, filed, December 30, 1927, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 3441 Kingsbridge avenue and 250-258 West 236th street, southwest corner, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kingsbridge avenue, west side, south of West 236th street, is in a residence district; Kingsbridge avenue, west side, north of West 236th street, is in a business district; Kingsbridge avenue, east side, south of a point 100 ft. south of West 236th street, is in a residence district; Kingsbridge avenue, east side, north of a point 100 ft. south of West 236th street, is in a business district, and Corlear avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 2, 1927 (re App. N. B. 2612-1927), reads:

"1. Erection of public garage for storage of more than five motor vehicles in residence district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 173 ft. 9 5/8 in. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the proposed building and its use is for the extension of an existing business, a garage, in single owner-

ship and operation, used in conjunction with the business of the owner of the premises; and

WHEREAS, the greater portion of the premises was purchased prior to the enactment of the zoning law for the extension of the existing business.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted for a garage for the housing of automobiles in the ownership of the owner of the premises, used in conjunction with his business, on condition that the building shall not exceed in height two stories above grade; shall be constructed fireproof throughout; that the westerly gable wall shall be unpierced throughout its entire height and length; that the first tier of beams shall not be more than 8 ft. 6 in. above the mean curb level of the 236th street front; that the front elevation shall be finished with light-color brick with architectural terra cotta or natural stone trim; that any gasoline storage equipment installed shall be located at the extreme southerly end of the proposed building, abutting the existing garage building in the same ownership and operation; that there shall be no signs or advertising of any nature or description displayed or exposed on the exterior of these premises, other than one electric projecting sign displaying the name and business of owner of premises; that any skylights installed shall be glazed with plain glass, equipped with wire guards above and below, and that all permits shall be obtained within nine months and all work involved thereby shall be completed within eighteen months from the date of this action.

18-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, substituted for Cohen and Siegel, for Leo Silver Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1870-1878 East Tremont avenue and 1591-1599 White Plains road, southwest corner, The Bronx.

APPEARANCES—

For Applicant: James J. Munro.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent:	0

THE RESOLUTION—

(18-28-BZ)

WHEREAS, Hamill, Weinberg & Munro, substituted for Cohen & Siegel, for Leo Silber Co., Inc., owner, filed, January 10, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1870-1878 East Tremont avenue, 1591-1599 White Plains road, southwest corner, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East Tremont avenue is in a business and unrestricted district; White Plains road is in a business and unrestricted district, and Leland avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 29, 1927 (re App. No. 2767-27), reads:

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"1. Erection of garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 108.66 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the applicant supports his application with 77.5 per cent consents of owners of property affected, the remaining requirements as to consents, while not refusing consent, have stipulated no objection; and

WHEREAS, the property abuts and is opposite the unrestricted use area, the board believes that it is justified in the granting of application under hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed in height two stories above grade; that it shall be constructed fireproof throughout; that the elevation on street front shall be completed substantially in accordance with drawing on file with this application; that the exterior of street wall shall be finished with two-tone, light-color face brick, with architectural terra cotta or natural stone trimming; that the southerly gable wall shall be unpierced throughout its entire height and length; that any ramp installed on these premises the start shall be located not less than 10 ft. inside the building line; that no signs shall be displayed on these premises, other than one projecting electrical sign at the corner formed by the intersection of White Plains road and East Tremont avenue; that the vehicular openings shall be restricted to the East Tremont avenue frontage; that there shall be no door opening on the White Plains road front, other than one emergency exit, not exceeding 3 ft. 8 in.; that any gasoline storage equipment installed shall be located at the East Tremont avenue front, adjoining the unrestricted use area; that there shall be no portable gasoline tanks operated outside of the building line, and that all permits shall be obtained within six months and any work involved shall be completed within eighteen months from the date of this action.

522-28-BZ.

APPLICANT—Victor C. Farrar, for Columbia Riding Club, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and a stable for more than five (5) horses.

PREMISES AFFECTED—48-68 West 100th street, Manhattan.

APPEARANCES—

For Applicant: Hon. James M. Gerard, Isidor Altman, F. J. McIntyre, W. B. Roulston.

For Opposition: Adam Winer, Robert J. Robeson, Leo J. Margolan, Emily Marks, Thomas F. Mulaney, Jr.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle and Deputy	
Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(522-28-BZ)

WHEREAS, Victor C. Farrar, for Columbia Riding Club, Inc., owner, filed, June 7, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a club house with a garage for the storage of more than five motor vehicles and a

stable for more than five horses; premises 48-68 West 100th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 100th street is in a business district and that both West 99th street and Manhattan avenue are in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 5, 1928 (re App. N. B. 318-28), reads:

"1. The proposed erection of a building in a business district containing a garage for more than 5 motor vehicles and a stable for more than 5 horses is contrary to Section 4-a-15 and to section 4 a 36 of the Zoning Resolution.

"2. A garage for more than 5 cars may not be permitted which is situated on any portion of a street between two intersecting streets in which portion there exists any hospital maintained as a charitable institution. Sec. 21, Zoning Res."

and

WHEREAS, the proposed building is to be of fireproof construction, seven stories, cellar and sub-cellar in height, with a frontage of 247 ft. 8 in. and a depth of 100 ft. 11 in.; to be occupied as a private riding club with a garage for the storage of more than five motor vehicles and a stable for more than five horses; and

WHEREAS, the board deemed that applicant is entitled to relief under section 21 of the building zone resolution on the ground that it is the establishment of a bona fide, incorporated club, under the laws of the State of New York, and the board under section 20 authorized and empowered to and does hereby interpret the zoning resolution to permit this use under the circumstances of use and operation.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall comply as to heights, area and use, otherwise of the premises strictly with the requirements of the building zone resolution; that the use and occupancy of these premises shall be restricted and limited to the uses incidental and accessory to the operation and conduct of this riding club, the Columbia, with accommodations for such horses and automobiles, the property of the members of the club using and occupying the premises; that there shall be no gasoline storage equipment installed or maintained on the premises; that the front elevation shall be of attractive architectural design, finished with face brick, architectural terra cotta or natural stone; that all windows on any floors on which horses are stabled shall be equipped with movable wire screens of not less than No. 16 mesh; that a return of the drawing of the facade of the proposed building shall be made to this board for approval before submission to the superintendent of buildings; that no signs of any nature or description shall be erected or displayed on these premises, other than one electrically illuminated sign, indicating the name and title of the club operating on the premises, and that all permits required shall be obtained within nine months and any work involved thereby shall be completed within eighteen months from the date of this action.

APPROVAL OF PLANS.

294-27-BZ.

APPLICANT—Nathan D. Shapiro, for David Katz, owner.

SUBJECT—Application for approval of plans in accordance with resolution adopted by the Board on October 28, 1927.

PREMISES AFFECTED—951-959 Lenox ave., Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report.

Engineer's report adopted; plans approved.

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THE VOTE TO ADOPT ENGINEER'S REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle, and Deputy
Chief Martin 5
Negative 0
Absent 0

1294-27-BZ.

APPLICANT—Matthew F. Fagan, for Daleson Realty Corporation, owner.

SUBJECT—Application for approval of plans in accordance with resolution adopted by the board on May 22, 1928.

PREMISES AFFECTED—739-761 East New York avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report.

THE VOTE TO ADOPT ENGINEER'S REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle, and Deputy
Chief Martin 5
Negative 0
Absent 0

CASES DISMISSED.

Appeals from Administrative Orders.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(117-28-A)

Filed February 7, 1928—Premises 159-161 Thatford avenue, Borough of Brooklyn. Order of the fire commissioner. Appellant: Estate of George Tonkonogy. Dismissed for lack of prosecution.

(195-28-A)

Filed March 2, 1928—Premises 2779-2799 Stillwell avenue, Borough of Brooklyn. Order of the fire commissioner. Appellant: West 14th Street and Stillwell Avenue Garage, Inc. Dismissed for lack of prosecution.

(201-28-A)

Filed March 5, 1928—Premises 4055-4061 Tenth avenue, north side of West 216th street, from Ninth to 10th avenues, Borough of Manhattan. Decision of the fire commissioner. Appellant: John J. Gilmartin. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

WHEREAS, the foregoing applicants have filed with the board of standards and appeals applications, under the building zone resolution, affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

Resolved, that the applications be and they hereby are dismissed for lack of prosecution.

Under the Building Zone Resolution.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative official in the performance of his duty:

(150-28-BZ)

Filed February 20, 1928—Premises 850 East 221st street, Borough of The Bronx. Decision of the superintendent of buildings. Applicant: William Farrell. Dismissed for lack of prosecution.

(153-28-BZ)

Filed February 23, 1928—Premises northeast corner of Unionport road and Westchester avenue, Borough of The Bronx. Decision of the superintendent of buildings. Applicant: Philip J. Sinnott. Dismissed for lack of prosecution.

(154-28-BZ)

Filed February 23, 1928—Premises northeast corner of Van Cortlandt avenue and Orloff avenue, Borough of The Bronx. Decision of the superintendent of buildings. Applicant: Philip J. Sinnott. Dismissed for lack of prosecution.

(166-28-BZ)

Filed February 25, 1928—Premises southwest corner of East 161st street and Gerard avenue, Borough of The Bronx. Decision of the superintendent of buildings. Applicant: Arnold Lichtig. Dismissed for lack of prosecution.

(167-28-BZ)

Filed February 25, 1928—Premises 846-856 River avenue, Borough of The Bronx. Decision of the superintendent of buildings. Applicant: Arnold Lichtig. Dismissed for lack of prosecution.

(168-28-BZ)

Filed February 25, 1928—Premises northwest corner of Kissena boulevard and North Hempstead Turnpike, Flushing, Borough of Queens. Decision of the superintendent of buildings. Applicant: Elliott Wright and Lillian Greenberg, owners. Dismissed for lack of prosecution.

(172-28-BZ)

Filed February 27, 1928—Premises 2166-2172 Coney Island avenue, Borough of Brooklyn. Decision of the superintendent of buildings. Applicant: Morris Bricker. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Deputy
Chief Martin 5
Negative 0
Absent 0

THE RESOLUTION—

WHEREAS, the foregoing applicants have filed with the board of standards and appeals applications, under the building zone resolution, affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

Resolved, that the applications be and they hereby are dismissed for lack of prosecution.

AREAS FIXED.

(255-28-BZ)

The chairman read a communication from William F. Doyle, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1676-1678 Jerome avenue, Borough of The Bronx.

The following area was approved by the board:

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Both sides of Jerome avenue, from a point 100 ft. south of East 174th street to a point 400 ft. north of premises in question; also the premises at rear and for a distance of 50 ft. on either side of the side lot lines of the premises in question.

(268-28-BZ)

The chairman read a communication from William Richter, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the

storage of more than five motor vehicles; premises 878-886 Gravesend avenue, west side, 160 ft. south of Avenue F, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Gravesend avenue from a point 100 ft. north of Avenue F to 18th avenue; also the premises at rear and for a distance of 50 ft. on either side of the side lot lines of the premises in question.

Adjourned 3.35 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 24, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

99-28-S

PETITIONER—Benham & Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—15 East 53rd street, Manhattan.

APPEARANCES—

For Petitioner: Thomas Condon.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 11th, 1928, at 2 P. M., on request of petitioner's representative.

218-28-S.

PETITIONER—William F. Doyle, for Abraham Katz, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—1793-1799 Jerome avenue, The Bronx.

APPEARANCES—

For Petitioner: Martin J. Ort.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 11th, 1928, at 2 P. M., on request of petitioner's representative.

32-28-S.

PETITIONER—John McKiernan, for Estate of Harriet A. Brady, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—37-43 Greene street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy

Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

WHEREAS, the foregoing petitioner has filed with the board of standards and appeals a petition for a variation of the labor law, affecting premises in question; and

WHEREAS, the petitioner has failed to complete his papers, though duly notified to do so.

Resolved, that the foregoing petition be and it hereby is *dismissed* for lack of prosecution.

234-28-S.

PETITIONER—Alexander Reisenburger, owner.

SUBJECT—Request for acceptance—re variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—1108 DeKalb avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed as not being properly before the Board, in violation of article 7, subdivision 2 of rules of procedure of the Board of Standards and Appeals.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

THE RESOLUTION—

(234-28-S)

WHEREAS, Alexander Riesenberger, owner, filed, March 16, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1108 De Kalb avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner is dated May 3, 1927.

Resolved, that the petition be and it hereby is *dismissed* as improperly before the board in violation of article 7, subdivision 1. of the rules of procedure.

237-28-S.

PETITIONER—Henry I. Oser, for Mid-Boro Construction Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—151-153 West 28th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed as not being properly before the board and being in violation of Article 7, Subdivision 2 of the Rules of Procedure of the Board of Standards and Appeals.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy

Chief Martin 5

Negative 0

Absent 0

THE RESOLUTION—

(237-28-S)

WHEREAS, Henry I. Oser, for Franklin L. Groff, owner, filed, March 17, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 151-153 West 28th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner is dated August 31, 1926.

Resolved, that the petition be and it hereby is *dismissed*

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as improperly before the board in violation of article 7, subdivision 1, of the rules of procedure.

298-28-S.

PETITIONER—Henry I. Oser, for Printarts Building, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—228-238 East 45th street and 237 East 44th street, Manhattan.

APPEARANCES—

For Petitioner: J. Lewis.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Absent	0

THE RESOLUTION—

(298-28-S)

WHEREAS, Henry I. Oser, for Printarts Building, Inc., owner, filed, April 2, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 228-238 East 45th street and 237 East 44th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered March 28, 1928, reads:

"All windows must comply with Section 264-7 of Labor Law and Rule 503 of Industrial Code.";

and

WHEREAS, the building is fireproof, sixteen stories in height, having a frontage of 30 ft. on East 44th street, 127 ft. on East 45th street and a depth of 200 ft. 10 in.; OCCUPIED: 1st story, stores; upper stories, tenant factories, 115 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are windows on the first and second stories, in both street fronts of the building, glazed with one-quarter-inch plate glass; the maximum area of the glass on first story being 120 in. by 132 in., and on the second story being 144 in. by 90 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the two lower stories.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the petition be and it hereby is *denied*.

226-28-S.

PETITIONER—Julius Eckmann, for 245 West 29th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—241-243 West 29th street, Manhattan.

APPEARANCES—

For Petitioner: Julius Eckmann.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(226-28-S)

WHEREAS, Julius Eckmann, for 245 West 29th Street Corp., owner, filed, March 13, 1928, a petition for a variation from the requirements of the labor law, as cited in a de-

cision of the superintendent of buildings, affecting premises 241-243 West 29th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered December 20, 1927 (N. B. App. No. 483-1927), reads:

"14. All windows should comply with Sec. 264, Labor Law, and Rule 503, Industrial Code.";

and

WHEREAS, the building in course of construction is fireproof, seventeen stories in height, 79 ft. 1 in. by 98 ft. 9 in. in area; OCCUPIED as a tenant factory, 115 persons on each story; EQUIPPED with a sprinkler system and a standpipe system; EXITS: a fire tower; an interior fireproof stairway, extending from first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to install plate glass show windows one-quarter inch in thickness on the street front, the maximum size of glass on first story 8 ft. 6 in. by 8 ft. 6 in.; second and third stories, 5 ft. 3 in. by 8 ft. 6 in.; and

WHEREAS, the petitioner contends that to divide the glass into smaller lights would impair the value of the lower stories and handicap the owner in renting the same.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only as far as it affects the windows on the three lower stories of the street front, *on condition* that no light of glass on the second and third stories shall exceed a width of 4 ft. 2 in. and that the openings shall be equipped with approved metal frames and sash, glazed with one-quarter-inch polished plate glass and that the requirements of the labor law otherwise shall be complied with in all respects.

194-28-S.

PETITIONER—J. L. Hernon, for Midcity Realty Corporation, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—402 Broadway, Manhattan.

APPEARANCES—

For Petitioner—J. L. Hernon.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Absent	0

THE RESOLUTION—

(194-28-S)

WHEREAS, J. L. Hernon, for Midcity Realty Corp., owner, filed, March 2, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 402 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 21, 1928 (Order No. 31741-LD), reads:

"1. Provide an outside iron balcony fire escape on the front of the building with balconies 4' in width connected by stairways not less than 22" wide, placed at an incline of not more than 45 degrees, extending from ground to roof constructed as per Section 273 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 91 ft. in area at first story and 25 ft. by 73 ft. in area above; OCCUPIED: 1st story, store, 6 per-

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sons; 2nd story, manufacture of bed spreads, 15 persons; 3rd, 4th and 5th stories, vacant; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed at first story in wood studs, wire lath and one inch of cement mortar partitions, and in wooden partitions on upper stories, with wooden doors at openings; a party wall fire escape balcony at second story front, having a fireproof opening to the balcony, with EGRESS by means of a counterbalanced stairway to sidewalk; a ladder from top story to roof scuttle; ROOFS of adjoining buildings: same height at north and south; and

WHEREAS, the petitioner claims that only the first and second stories of the building are occupied; that the second means of egress is provided by a party wall balcony at second story front, to adjoining building at north and counterbalanced stairs to sidewalk; that the two buildings are under the same ownership; furthermore, the petitioner contends that an additional means of exit may be had at rear of second story to roof of first story extension and to roof of adjoining extension at north on the same level.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

283-28-S.

PETITIONER—John H. Knubel, for Clemons Realty Co., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—345-353 Seventh avenue, Manhattan.

APPEARANCES—

For Petitioner: John H. Knubel.

ACTION OF BOARD—Petition denied, reconsidered and then granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh	1
Negative: Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	4
Absent	0

THE VOTE TO RECONSIDER—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(283-28-S)

WHEREAS, John H. Knubel, for Clemons Realty Co., owner, filed, March 29, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 345-353 Seventh avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered November 18, 1927 (Applic. No. 424-1927), reads:

"16. All windows including show windows should comply with section 264 Labor Law and Rule 503 Industrial Code.";

and

WHEREAS, the building is fireproof, twenty-five stories in height, 101 ft. 4¾ in. by 75 ft. in area; OCCUPIED: 1st story, stores; 2nd to 24th stories, inclusive, tenant factories, 160 persons per story; 25th story, apartment; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings in the street walls of the building on the first, second, third and fourth stories glazed

with one-quarter-inch plate glass; the maximum area of the glass in the first story is 7 ft. 6 in. by 8 ft. and 7 ft. 6 in. by 8 ft. on the second, third and fourth stories; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to area of the glass would destroy the intended use of the lower four stories.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only as far as it affects the windows on the three lower stories on the street front, on condition that no light of glass on the second and third stories shall exceed a width of 4 ft. and that the openings shall be equipped with approved metal frames, glazed with one-quarter-inch polished plate glass and that the requirements of the labor law shall be complied with in all other respects.

497-28-S.

PETITIONER—Julius Eckmann, for Roxton Realty Company, owner.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—1-3 East 35th street, Manhattan.

APPEARANCES—

For Petitioner: Julius Eckmann.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(497-28-S)

WHEREAS, Julius Eckmann, for Roxton Realty Co., owner, filed, June 1, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 1-3 East 35th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered June 1, 1928, reads:

"1. Egress from termination of rear fire escape should be as per Section 273, Labor Law.";

and

WHEREAS, the building is non-fireproof, five stories in height, 50 ft. by 98 ft. 9 in. in area at first story and 50 ft. by 70 ft. 6 in. in area above; OCCUPIED for the manufacture of hats and dresses, 40 persons on each story; EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof of first story extension to the main roof, with EGRESS from the termination of the fire escape by means of an iron stairway from roof of first story extension leading into the second story of adjoining building at east; and

WHEREAS, the petitioner claims that safe egress is maintained from roof of first story extension (the termination of rear fire escapes), to adjoining building at east which is under the same ownership; furthermore, the petitioner contends that the egress as above stated was accepted by the board as a second means of egress from the adjoining building at east; the petitioner proposes a reciprocal arrangement of exits between these buildings.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the rear fire escape from premises 1-3 East 35th street, on condition that the fire escape of No. 1 and No. 3 shall be

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connected, making a party wall fire escape with No. 5 at the third story level; that the fire escape shall be extended to the roof of the first story extension of Nos. 1 and 3 East 35th street; that the ceiling of the extension of Nos. 1 and 3 shall be fire-retarded in accordance with the rules of the board of standards and appeals, and that egress from the termination of the fire escape on the roof of the first story extension shall be by means of an iron balcony at the easterly side of the extension on No. 3, connected with No. 5; that a door opening from the roof of No. 3 to second story of No. 5 shall be maintained unfastened and unlocked during working hours; that a casement door shall be provided from the rear of the second story to the extension roof of each section; Nos. 1 and 3 with iron steps to overcome difference in level; that the building shall not be increased in height, area or dimension and that the occupancy of the premises shall be restricted to the legal capacity of the interior stairs.

250-28-S.

PETITIONER—Samuel Rosenblum, for Live Wire Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—105-107 Duane street and 14 Thomas street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Absent	0

THE RESOLUTION—

(250-28-S)

WHEREAS, Samuel Rosenblum, for Live Wire Realty Co., Inc., owner, filed, March 22, 1928, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 105-107 Duane street and 14 Thomas street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated September 26, 1927, read:

"Order No. 26300-LF:

"1. Place existing interior fire alarm system in proper working order and comply with the following:
(A) Extend existing interior fire alarm system to cover premises 107 Duane St. by providing additional apparatus as shown on the enclosed approved plan No. 7589.";

and

"Order No. 31217-LD:

"1. Arrange the fire escape at rear of building serving as a required means of exit so that same will conform to Sec. 271 of the Labor Law and the rules of the Board of Standards and Appeals, adopted Feb. 23, 1927.

"Defects noted as follows:

"(1) No safe egress from termination to street.

"(2) No fire doors at openings to balconies.

"(3) Fire escape does not extend to 105 section at 2nd story.

"2. Provide an unobstructed passageway around hoistway leading from the foot of the stairway at 107 section of building to the street, said passageway to be not less than 3' in width as per Sec. 272 of the Labor Law.

"3. Enclose the interior stairway at the east and at the west side of building in partitions of fire resisting material extending from floor to ceiling at 1st story, all openings in same to be protected by approved fire doors

as per rules of the Board of Standards and Appeals, adopted Feb. 23, 1927.";

and

WHEREAS, the premises consist of two non-fireproof, five-story buildings; No. 105 Duane street is 25 ft. by 97 ft. 6 in. in area at first story and 25 ft. by 88 ft. in area above; No. 107 Duane street having a frontage of 25 ft., connects on the first story, all the way through, with a building at 14 Thomas street, a total depth of 175 ft., and on the upper stories being 25 ft. by 90 ft. in area; there being connecting openings on the first and third stories between No. 105 and No. 107 Duane street; OCCUPIED: No. 105 Duane street: 1st story, restaurant; 2nd to 5th stories, inclusive, shoe storage, 5 persons; No. 107 Duane street: 1st story, shoe store; 2nd story, shoe jobbers and printers, 5 persons; 3rd story, shoe storage, no persons; 4th story, printers, 4 persons; 5th story, manufacture of packing, 5 persons; EQUIPPED with a fire alarm signal system in part of No. 105 Duane street; EXITS: two interior wooden stairways, extending from the first story to top story, enclosed in wood board partitions, excepting the first story of No. 107 Duane street, which is fire-retarded, with wood doors at openings; a 60-degree party wall balcony fire escape on the rear of the building, having unprotected openings in No. 105 Duane street and fireproof openings along the course thereof in No. 107 Duane street, extending from the roof to the second story balcony, with EGRESS from the termination of the fire escape by means of an iron balcony connecting with the fire escape on the rear of No. 14 and No. 16 Thomas street; ROOFS of adjoining building: to east and west are at same level; and

WHEREAS, petitioner, as to Order No. 26300-LF, contends that this order was issued due to the openings on the first and third stories, between the two buildings; that the order is to extend the system to cover premises No. 107 Duane street; that the occupancy of No. 107 Duane street being less than twenty-five persons above the first story would not require such a system; regarding the passageway around the hoistway, petitioner proposes to install telltale chains; petitioner, in view of the light occupancy of the premises, requests the acceptance of the existing means of egress.

Resolved, that the orders of the fire commissioner be and they hereby are affirmed, and that the petition be and it hereby is denied.

1062-27-SA.

PETITIONER—Automatic Fire Alarm Co., for Mohawk Electric Mfg. Co., owner.

SUBJECT—Mohawk Closed Circuit Sprinkler Alarm Panel and Mohawk Closed Circuit Standpipe Alarm, approval of.

APPEARANCES—

For Petitioner: E. L. Rollinson.

For Administration: Inspector Mulligan of fire department.

ACTION OF BOARD—Chairman read fire department report. Appliance approved in accordance with fire department report.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(1062-27-SA)

WHEREAS, the Automatic Fire Alarm Co. filed, September 30, 1927, a petition for approval of their device known as the Mohawk Closed Circuit Sprinkler Alarm System and Mohawk Closed Circuit Standpipe Alarm System, A.C. and D.C.; and

WHEREAS, a report of the chief of the bureau of fire prevention, fire department, recommends the approval of these devices.

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Resolved, that the board of standards and appeals does hereby approve the Mohawk Closed Circuit Sprinkler Alarm System and the Mohawk Closed Circuit Standpipe Alarm System A.C. and D.C. for use in accordance with the report of the fire department, when installed in accordance with

the rules of the board of standards and appeals for signaling apparatus.

Adjourned 4.45 p. m.

WILLIAM J. O'GORMAN, Secretary.

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*CORRECTION.

The minutes of the meeting of the board of standards and appeals held June 12, 1928, are hereby corrected to read as follows:

THE RESOLUTION—

(287-28-SA)

WHEREAS, Joseph A. Cox, for the Timken-Detroit Co., owner, filed, March 30, 1928, a petition with the board of standards and appeals for approval of the device known as the Timken Oil Burner, Model 20; and

* Correction—Word "or" added in sixth line.

WHEREAS, this burner is of the mechanical draft, electric ignition type, with safety control and gravity or pump feed; and

WHEREAS, a committee of the board inspected this device in operation at premises 176 Hicks street, Borough of Brooklyn, and recommended the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the Timken Oil Burner, Model 20, for use with Grade "A" and Grade "B" fuel oil for domestic and commercial installations, when installed in accordance with the fuel oil rules of the board of standards and appeals.

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*CORRECTION.

The minutes of the meeting of the board of standards and appeals held June 12, 1928, as they appeared in Bulletin No. 25, Vol. XIII, are hereby corrected to read as follows: 63-28-SA.

PETITIONER—M. J. Sage, for Cleveland Steel Products Corp., owner.

SUBJECT—Toridheet Oil Burner, approval of.

APPEARANCES—

For Petitioner: M. J. Sage.

ACTION OF BOARD—Chairman read engineer's report. Report adopted. Petition approved.

THE VOTE TO ADOPT REPORT AND APPROVE PETITION—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(63-28-SA)

WHEREAS, M. J. Sage, for the Cleveland Steel Products Corp., owner, filed, January 24, 1928, a petition with the board of standards and appeals for approval of the device known as the Toridheet Oil Burner; and

WHEREAS, the burner is of the centrifugal atomizing type with natural draft and gas pilot light, equipped with safety control; and

WHEREAS, a committee of the board inspected this device in operation at 223 Flatbush avenue, Borough of Brooklyn, and recommended the approval of the device.

Resolved, that the board of standards and appeals does hereby approve the device known as the Toridheet Oil Burner for use with Grade "A" and Grade "B" fuel oil in domestic and commercial installations.

* Correction—Words "Co. Inc." changed to "Corp." in lines 2 and 18 and word "Torridheat" changed to "Toridheet" in lines 3, 20 and 28.

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*CORRECTION.

The minutes of the meeting of the board of standards and appeals held July 17, 1928, as they appeared in Bulletin No. 30, Vol. XIII, are hereby corrected to read as follows:

THE RESOLUTION—

(126-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Segal Manufacturing Co., owner, filed, February 9, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 98-100 Nott avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated June 26, 1926, reads:

* Correction—Lines 17 and 18 of resolution which appear misplaced in the bulletin at top of page 794 are here properly inserted.

"Order No. 98702-LD:

"1. Provide an additional required means of exit from the 2nd story remote from the existing stairway, preferably located at the rear of the building, in accordance with the requirements of Section 270 of the Labor Law.

"2. Enclose the interior stairway at the northwest corner of the building serving as a required means of exit on all sides by fireproof partitions extending continuously from the lowest story to 3 ft. above the roof, in accordance with the requirements of Sec. 270 of the Labor Law";

and

WHEREAS, the building is non-fireproof, two stories in height, 50 ft. by 100 ft. in area at first story and 40 ft. by 100 ft. in area above; OCCUPIED by one concern for the manufacture of furniture: 1st story, 4 persons; 2nd story, 4 persons; EXITS: an interior wooden stairway, extending

MINUTES

from the first story to top story, enclosed in partitions constructed of brick on the first story and of wood studs, sheathed on each side and covered with metal on the hall side, with fireproof doors on the first story and wood doors at openings on the second story; ROOFS of adjoining buildings: to south, one story lower; and

WHEREAS, the petitioner, as to Item 1, contends that there is a doorway at the rear of the second story which leads out to the roof of the abutting building to the rear (same being used in conjunction with premises in question), thence across roof to 12th street front, where petitioner proposes to provide a portable iron ladder which would lead to street; as to Item 2, petitioner proposes to cover the loft side of the stairway enclosure with plaster board and metal; petitioner contends, further, that the building was erected in 1914 from plans filed with the bureau of buildings as a one-story and basement factory building and that after completion a certificate of occupancy was issued for same and that it was due to the fact that the fire department considered the structure a two-story building that these orders were issued; and

WHEREAS, a certificate of occupancy was issued by the bureau of buildings as a one-story building, which is in error, as more than 50 per cent of the first story is above the grade of the curb level, therefore the building is two stories.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item 1, *on condition* that a doorway shall be provided at the rear of the second story opening on the roof of the one-story building immediately to the south, in the same and single ownership; that a balcony shall be provided on the street front of the 12th street building, with a counter-balanced drop ladder in guides to the street, and *granted*, as to Item 2, *on condition* that the stair shall be enclosed in the first story with approved fire-resisting construction with self-closing, fireproof door at the first story level; that the building shall be not increased in height or area; that the use and occupancy shall remain unchanged, and that this building in conjunction with the building immediately to the rear, shall remain in single tenancy and operation.

RULES

EXIT RULES—REVOLVING DOORS

Adopted, under Cal. No. 842-17-S, Sept. 6, 1917; amended, under Cal. No. 41-19-S, Feb. 11, 1919; under Cal. No. 412-20-S, July 8, 1920, and under Cal. No. 41-19-S, Jan. 8, 1924.

Rule 1. Classification of Revolving Doors. For the purpose of these rules revolving doors shall be classified as follows:

(a) **Type A. "Automatic Collapsible"** in which the individual wings are maintained in the normal revolving position, but which doors are so designed and constructed that in the event of excessive pressure being exerted on the wings, the braces or other devices which hold the wings in their normal position shall be disconnected, thereby permitting easy egress through the vestibule at least equivalent to that provided by a pair of swinging doors having the same width as the vestibule opening.

No revolving doors shall be included in this classification if the pressure necessary to collapse any wing exceeds one hundred and fifty (150) pounds when exerted at a point three (3) inches from the outer edge of the wing, and three (3) feet six (6) inches above the floor, but shall be classified under type B.

(b) **Type B. "Rigid Brace"** in which the individual wings are maintained in the normal revolving position by rigid braces or similar devices, but which doors are so designed and constructed that the braces or other devices which hold the wings in their normal position may be manually released by simple mechanical means, thereby permitting the individual wings to be manually collapsed and so arranged as to permit free egress through the vestibule.

Rule 2. Revolving Doors. Prohibitions. Revolving doors shall be prohibited in exit doorways from assembly halls, asylums, auditoriums, churches, dance halls, hospitals, motion picture theatres, schools, theatres, or from any room or space within a building where more than three hundred (300) persons congregate for purposes of amusement, instruction or worship; except that the main entrance doorway to a hospital or sanitarium may be equipped with either type A or B revolving doors when supplemented by swinging doors not less than three (3) feet eight (8) inches wide at this or other paths of egress.

Rule 3. Revolving Doors—Department Stores. Type A revolving doors hereafter installed shall be accepted in exit doorways from department stores provided doorways aggregating at least fifty (50) per cent of the legal re-

quired width, equipped with swinging doors, are installed, and one or more such outwardly swinging doors are located immediately adjacent to each revolving door. Such swinging doors need not be equipped with handles on the outside, and shall have a minimum clear width of three (3) feet.

Rule 4. Existing Revolving Doors. Except where otherwise prohibited existing Type A revolving doors may be retained as required means of exit in doorways from buildings.

Except where otherwise prohibited existing Type B revolving doors may also be retained as required means of exit in buildings, when, in the opinion of the administrative official having jurisdiction, no dangerous exit condition exists. If, however, such dangerous exit condition is deemed by him to exist, they shall be either replaced by Type A revolving doors, or supplemented by at least one swinging door not less than three (3) feet wide located adjacent to the revolving door, as the administrative official may direct.

Rule 5. New Revolving Doors. In buildings other than assembly halls, asylums, auditoriums, churches, dance halls, department stores, hospitals, motion picture theatres, schools and theatres, coming under the exit provisions of the building code, doorways serving as required exits may hereafter be equipped with Type A revolving doors or with Type B revolving doors, provided such revolving doors, not exceeding three in a unit, shall have an outwardly swinging door at least three (3) feet wide located immediately adjacent thereto.

Rule 6. Revolving Doors—Subway Entrances. Required exit doorways from buildings which serve in addition as a means of subway entrance and exit may be equipped with type A revolving doors, provided doorways of the legal required width equipped with swinging doors are also installed and one or more such outwardly swinging doors are located adjacent to each revolving door.

Rule 7. Saving Clause. But nothing in these rules shall prevent the installation on the exit doors from a bank, trust company, jewelry store, or any store devoted to a single similar use, of a locking device which may be operated by electricity or other means from the interior of the building, to be used only in an emergency.

APPLIANCES

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

Name of Burner	Calendar No.	Name of Burner	Calendar No.
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
*Alexander Oil Burner.....	65-28-SA	*May Oil Burner.....	68-24-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
*Arcoil Heat Machine.....	632-26-SA	*Morrissey Oil Burner.....	673-27-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Fan Tail Type Steam Atomizing	
Ballard Automatic Oil Burner.....	1363-23-SA	Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Jr. Oil Burner.....	1176-22-SA	*Moussette Oil Burner.....	887-25-SA
Ballard Staples & Pfeiffer Steam Atomizing		*National Rotary Oil Burner.....	836-25-SA
High Pressure Burner.....	1414-22-SA	*New Process Oil Burner.....	1071-27-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*Nokol Automatic Heater.....	1078-24-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	North American Low Pressure Oil Burner..	792-26-SA
*Berggren Oil Burner.....	764-26-SA	*Nu-Way Oil Burner.....	773-26-SA
Best Calorex Burner.....	1464-21-SA	*Orr Fuel Oil Burner.....	113-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Paramount Oil Burner.....	1193-25-SA
*Caloroil Burner—Type AA.....	1361-24-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Century Oil Burner.....	157-28-SA	Peabody-Fisher Wide Range Mechanical Oil	
Coen Mechanical Oil Burner.....	942-21-SA	Burner	644-21-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	*Petro Domestic Burner.....	161-26-SA
*Commonwealth Oil Burner.....	348-28-SA	Petro Mechanical Burner and Air Register..	735-24-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Petro Burner, Model O.....	78-28-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	*Pioneer Automatic Oil Burner.....	1259-27-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Doherty Oil Burner.....	943-26-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Eisler Automatic Oil Burner.....	481-27-SA	*Rayfield Oil Burner.....	504-26-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Ray Rotary Fuel Oil.....	504-23-SA
Enco Burner.....	1414-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enterprise Rotary Fuel Oil Burner.....	1149-27-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulse Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Security Oil Burner.....	56-28-SA
Gem Fuel Oil Burner.....	111-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gill Oil Burner.....	1231-23-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	Steam Oil Burner.....	183-22-SA
GRD Fuel Oil Atomizer.....	128-27-SA	*Stroud-in-the-Door Burner.....	129-27-SA
*Gulf Oil Burner.....	382-26-SA	*Stuhler Oil Burner.....	618-27-SA
Hammel Oil Burner.....	1278-21-SA	*Summerheat Oil Burner.....	581-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
*Hart Automatic Oil Burner.....	1162-24-SA	Surface Combustion Low Pressure Burner..	92-23-SA
Hauck Venturi Low Pressure Oil Burner....	88-27-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Heatiator Oil Burner.....	1346-23-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Holby Oil Burner.....	328-27-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*Homer Domestic Oil Burner.....	1211-25-SA	*Timken Oil Burner, Model 20.....	287-28-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*International Oil Burner.....	1305-24-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
Joyce Oil Burner.....	852-26-SA	*Torridheat Oil Burner.....	63-28-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lawrence May Oil Burner.....	1034-27-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
Liberty Automatic Heater.....	129-28-SA	*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
Lientz Oil Burner.....	155-20-SA	*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.

- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
- 1071-27-SA—New Process Oil Burner, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
- 1259-27-SA—Pioneer Automatic Oil Burner, approval of.
- 1307-27-SA—A B C Angle Hose Valve, approval of.
- 187-28-SA—Faraday Model Single Stroke Solenoid 110 Volt D.C. Fire Alarm Gong, approval of.
- 188-28-SA—Faraday Waterflo Alarm Panel, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 304-28-SA—Crocker 2½-Inch Angle Hose Valve, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	117
Cases filed up to July 25, 1928.....	632	Dismissed	63
Restored to calendar.....	60	Denied	202
		Granted	2
		Granted on condition.....	338
		Appliances approved.....	38
		Appliances dismissed, disapproved or withdrawn.....	22
		Rules approved.....	2
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	147	Requests to reopen granted.....	128
Requests to amend.....	32	Requests to reopen denied.....	19
Requests for modification.....	10	Requests to amend granted.....	31
Requests to rescind.....	3	Requests to amend denied.....	0
Requests for extension of time.....	24	Requests for modification granted.....	7
Requests for extension of permit.....	8	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	3
Requests for approval of plans.....	20	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	22
Requests for interpretation.....	5	Requests for extension of time denied.....	2
Total	1610	Requests for extension of permit granted.....	7
Disposed of.....	1033	Requests for extension of permit denied.....	1
Cases pending July 25, 1928.....	577	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	19
		Plans disapproved.....	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	5
		Requests withdrawn or dismissed.....	1
		Total	1033

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My subscription is to begin with the issue for....., 1928.

52.05 *mun. Ref.*
NEW

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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AUGUST 7, 1928

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No. 32

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Notice of Adjournment.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, July 27, 1928, 10 a. m.

Minutes of Special Meeting, July 27, 1928, 2 p. m.

Correction.

Fire Retarding Rules.

Fuel Oil Burners Approved.

Reserve Calendar.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 11, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 18, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to August 1, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
647-28-BZ.....	F.D.....	West side of E. 184th st., 356.49 ft. southeast of Tiebout ave., Bx., N. B. 2476-28
646-28-S.....	F.D.....	396 15th st., Bklyn., L. D. 36632
645-28-A.....	F.D.....	337 Atlantic ave., Bklyn., L. C. 9781
644-28-A.....	F.D.....	62 W. 47th st., Man., L. C. 44133
643-28-BZ.....	B.B.M....	399-413 Lexington ave., Man., N. B. 92-28
642-28-S.....	F.D.....	872 Broadway, Man., L. D. 34972 & 34974
641-28-BZ.....	B.B.B....	2713-2717 Harway ave., Bklyn., Applic. 266-28
640-28-A.....	F.D.....	318-322 W. 43rd st., Man., F-10074
639-28-A.....	F.D.....	2000-2010 Broadway, Man., Alt. 1325-28
638-28-S.....	F.D.....	1452-1460 Broadway, Man., L. D. 97932
637-28-S.....	B.B.M....	342-346 Seventh ave., Man., N. B. 395-28
636-28-S.....	B.B.M....	259-261 W. 30th st., Man., N. B. 231-28
635-28-A.....	F.D.....	Southwest corner of Smith st. & Sigourney st., Bklyn., F-35229
634-28-S.....	F.D.....	142-154 E. 32nd st., Man., L. D. 39166 & 39164
633-28-A.....	F.D.....	62 Orchard st., Man., F-34626

Restored to Calendar.

1237-27-BZ.....	B.B.B....	897-901 Bedford ave., Bklyn., N. B. 20819-27
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CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

NOTICE

Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 11, 1928, at 10 a. m. and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.

During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also for consultation and other business.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 11, 1928,

Building Zone Cases.

165-28-BZ.	APPLICANT—Philip Freshman, for Roma Development Corp., owner.
	PREMISES—1535-1547 Gravesend avenue, east side, 300 ft. south of Avenue M, Brooklyn.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the erection of a garage for the storage of more than five (5) motor vehicles.
202-28-BZ.	APPLICANT—William Shary, for Edwin Estates Co., Inc., owner.
	PREMISES—1506 Bronxdale avenue, southeast corner of Poplar street, The Bronx.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the erection and maintenance of a gasoline service station.
211-28-BZ.	APPLICANT—William A. Schroeder, owner.
	PREMISES—North side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.
244-28-BZ.	APPLICANT—William R. Bayes, for Gravesend Realty Corp., owner.
	PREMISES—1602-1604 Kings Highway, southeast corner of East 16th street, Brooklyn.
	APPLICATION, under sections 7c and 21 of the building zone resolution,
	TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.
253-28-BZ.	APPLICANT—William F. Doyle, for Ryan Brothers, owners.
	PREMISES—7817-7825 Third avenue and 301-313 79th street, northeast corner, Brooklyn.
	APPLICATION, under sections 21, 7a, 7b and 7g of the building zone resolution,
	TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
259-28-BZ.	APPLICANT—Samuel Rosenblum, for Charles Lippman and Philip Cohen, owners.
	PREMISES—5370-5374 Metropolitan avenue, southwest corner of Rene place, Ridgewood, Borough of Queens.
	APPLICATION, under section 21 of the building zone resolution,
	TO PERMIT in a business district the erection and maintenance of a gasoline service station.
264-28-BZ.	APPLICANT—William F. Doyle, for Lottie Cutler, owner.
	PREMISES—120-06 Sutphin boulevard and 147-24 120th avenue, southwest corner, Jamaica, Borough of Queens.

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APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

266-28-BZ.

APPLICANT—Samuel Rosenblum, for Forrest Park Mortgage Corp., Inc., owner.

PREMISES—2370-2386 Myrtle avenue, southwest corner of Summerfield street, Ridgewood, Borough of Queens.

APPLICATION, under sections 7b, 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building (store).

SEPTEMBER 11, 1928, 10 A. M.

Appeals from Administrative Orders.

174-28-A—13-21 Park Row and 13 Ann street, Manhattan.

64-28-A—114-116 East 28th street, Manhattan.

104-28-A—42-46 West 33rd street, Manhattan.

197-28-A—9130 113th street, Richmond Hill, Borough of Queens.

235-28-A—133-159 Ingraham street, Brooklyn.

246-28-A—245 West 72nd street, Manhattan.

1313-27-A—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 11, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 48-28-BZ—Application, January 18, 1928, under sections 7g and 21 of the building zone resolution, of Schreiber, Collins, Myers & Buchter, applicants, on behalf of Fort Lee Ferry Garage Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 228-232 Nagle avenue, Manhattan.

CAL. NO. 71-28-BZ—Application, January 26, 1928, under sections 7e and 21 of the building zone resolution, of Max Handel, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.

CAL. NO. 1283-27-BZ—Application, December 8, 1927, under section 21 of the building zone resolution, of Robert E. Maloney, applicant, on behalf of Edlar Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

CAL. NO. 1322-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution,

tion, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

CAL. NO. 116-28-BZ—Application, February 7, 1928, under sections 7g and 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Clifbert Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 865-877 Ralph avenue, Brooklyn.

CAL. NO. 180-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Horace Smith, owner, to permit in a business district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles; premises 410 City Island avenue, east side, 100.41 ft. north of Ditmars avenue, The Bronx.

CAL. NO. 221-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of William A. Sullivan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 176-17 to 176-25 Baisley boulevard and 120-12 to 120-28 Merrick boulevard, St. Albans, Borough of Queens.

CAL. NO. 223-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Edward J. Foy, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 329-53 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

CAL. NO. 145-28-BZ—Application, February 16, 1928, under sections 7b and 21 of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of Avery Garage Corp., owner, to permit the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five (5) motor vehicles; premises northeast corner of Blossom avenue and Crommelin avenue and 35 Avery avenue, Flushing, Borough of Queens.

CAL. NO. 196-28-BZ—Application, March 2, 1928, under sections 7a, 7c and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Bayer Holding Corp., owner, to permit in a residence district the extension in height and area of an existing laundry; premises 99 Tompkins place, east side, 500 ft. north of Central avenue, Glendale, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

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SEPTEMBER 11, 1928, 2 P. M.

Petitions for Variations.

- 81-27-S—48-56 West 48th street, Manhattan.
69-28-S—237-245 West 35th street, Manhattan.
105-28-S—42-46 West 33rd street, Manhattan.
175-28-S—423 Whitlock avenue, The Bronx.
181-28-S—20-22 West 57th street, Manhattan.
313-28-S—219-221 Sixth avenue, Manhattan.
99-28-S—15 East 53rd street, Manhattan.
218-28-S—1793-1799 Jerome avenue, The Bronx.

Appliance Submitted for Approval.

- 569-26-SA—Trowbridge & Schellens Oil Burner, approval of.

Rules.

- 217-21-SR—Fuel Oil Rules, proposed amendment to rule 20.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 18, 1928, 2 P. M.

Building Zone Cases.

569-27-BZ.

- APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.
PREMISES—Southeast corner of Fourth avenue and 12th street, Brooklyn.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

540-27-BZ.

- APPLICANT—F. Matthew Buermann, substituted for Henry J. Nurick, for Abraham Goldinger, owner.
PREMISES—725-727 Bedford avenue, Brooklyn.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

314-28-BZ.

- APPLICANT—William F. Doyle, for 1738 Crotona Park Co., owner.
PREMISES—902-914 Westchester avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

14-27-BZ.

- APPLICANT—McCooey & Conroy, substituted for James W. Byrnes, for Prior Realty Co., Inc., owner.
PREMISES—92-110 East 98th street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

38-28-BZ.

- APPLICANT—Philip J. Sinnott, for Roth Estate, owner.
PREMISES—192-208 East 98th street, west side, 84 ft. 9 7/8 in. north of Kings Highway, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of

a building to be used as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

74-28-BZ.

- APPLICANT—Croker National Fire Prevention Engineering Co., substituted for Fox, Weller & Wintner, for Roland Lievendag, owner.
PREMISES—45-76 to 45-80 164th street (24th street), northwest corner of 46th avenue (Queens avenue), Flushing, Borough of Queens.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.

321-28-BZ.

- APPLICANT—White & Case, for The New York Trust Co., owner.
PREMISES—277 Madison avenue and 22-26 East 40th street, Manhattan.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the erection and maintenance of an office building.

1237-27-BZ.

- APPLICANT—Kate Ruchlie and Israel Berkenfeld, owners.
PREMISES—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

SEPTEMBER 18, 1928, 10 A. M.

Appeals from Administrative Orders.

- 140-28-A—12-16 John street, Manhattan.
260-28-A—528 East Fordham road, southeast corner of Bathgate avenue, The Bronx.
134-28-A—450-458 19th street, Brooklyn.
143-28-A—96-98 Liberty street, Manhattan.
247-28-A—304-306 West 49th street, Manhattan.
254-28-A—212-218 West 83rd street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 18, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

- CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

- CAL. NO. 101-28-BZ—Application, February 2, 1928, under sections 7e and 7c of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Ahneman & Younkheere, Inc., owner, to permit in a business district the alteration and extension

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of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the required rear yard; premises 3402 Bailey avenue, east side, 761.42 ft. north of Summit place, The Bronx.

CAL. NO. 149-28-BZ—Application, February 18, 1928, under section 21 of the building zone resolution, of Peter Spinoso, applicant, on behalf of Kathryn F. Sheridan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 261 Potter avenue, north side, 51 ft. east of Second avenue, Astoria, Borough of Queens.

CAL. NO. 178-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Rosenson & Lorence, applicants, on behalf of Charles Uhlinger, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2-6 Herbert street and 153-159 Richardson street, Brooklyn.

CAL. NO. 222-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Angelina R. Schad, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.

CAL. NO. 232-28-BZ—Application, March 15, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Nostrand Holding Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 445 Empire boulevard, north side, 202 ft. 25/8 in. east of New York avenue, Brooklyn.

CAL. NO. 179-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of May Bloom, owner, to permit the extension in area of an existing gasoline service station; premises 2504 Boston Post road, northeast corner of Mace avenue, The Bronx.

CAL. NO. 209-28-BZ—Application, March 7, 1928, under sections 7g and 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Mt. Pleasant Estate, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 430-442 West 125th street and 1-9 La Salle place, northwest corner, Manhattan.

CAL. NO. 243-28-BZ—Application, March 21, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Essanarr Garage Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2489-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

CAL. NO. 245-28-BZ—Application, March 21, 1928, under sections 7c and 21 of the building zone resolution, of Thomas W. Lamb, Inc., applicant, on behalf of Highbridge Realty Corp., owner, to permit the extension, from a business district into a residence district, of a proposed business building (theatre); premises 4140-4156 Broadway, 660-662 West 176th street, 651-661 West 175th street and 40-54 Wadsworth avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 18, 1928, 2 P. M.

Petitions for Variations.

242-28-S—565-567 Broadway and 82-86 Prince street, Manhattan.

320-28-S—11-19 West 19th street and 10-16 West 20th street, Manhattan.

331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.

332-28-S—330-342 West 38th street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 25, 1928, 2 P. M.

Building Zone Cases.

29-28-BZ.

APPLICANT—Philip J. Sinnott, for Issidor Dunitz, owner.
PREMISES—1952-1956 Eastern Parkway Extension, east side, 5 ft 1 1/2 in. north of Truxton street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution.

TO PERMIT in a business district the erection and maintenance of a gasoline service station

198-28-BZ.

APPLICANT—Walter Pfaendler, for Lantic Corporation, owner.

PREMISES—505-517 Pacific street, northeast corner of Third avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

231-28-BZ.

APPLICANT—Daniel Campbell, Jr., for James Macbeth, owner.

PREMISES—Block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-44 Sutphin boulevard), Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

300-28-BZ.

APPLICANT—Edward F. Fox, for Tilles & Haves, Inc., owner.

PREMISES—109-57 to 109-65 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellaire, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

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309-28-BZ.

APPLICANT—William F. Doyle, for B. M. Maltz and Sons, Inc., owner.

PREMISES—2323-2331 Flatbush avenue, northeast corner of Utica avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

139-28-BZ.

APPLICANT—The Grace Club, Inc., owner.

PREMISES—147-151 East 21st street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the maintenance of a building occupied as a restaurant on the basement story.

160-28-BZ.

APPLICANT—Edward J. Bausch, for Philip Sachs, owner.

PREMISES—Northwest corner of Margaret place and 82nd avenue (Olivia place), Glendale, Borough of Queens,

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

276-28-BZ.

APPLICANT—Palmer H. Ogden, for Cannabbe Holding Corp. and 31st Street Holding Corp., owners.

PREMISES—371-377 Seventh avenue and 142-162 West 31st street, northeast corner, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a two times height district the erection of the street wall of a building to a height exceeding the limit set by the zone resolution.

305-28-BZ.

APPLICANT—Rosenson & Lorence, for Causeway Boulevard Corp., owner.

PREMISES—160-46 to 160-54 Woodhaven boulevard and 92-09 to 92-15 161st avenue (Grimm avenue), northwest corner, Howard Beach, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

SEPTEMBER 25, 1928, 10 A. M.

Appeals from Administrative Orders.

199-28-A—97-101 John street and 1-13 Cliff street, Manhattan.

233-28-A—260-274 Greenwich street, Manhattan.

270-28-A—27 Skillman street, Brooklyn.

273-28-A—8 Cooper square, Manhattan.

282-28-A—285-293 Fifth avenue, Manhattan.

291-28-A—3753 89th street, Jackson Heights, Borough of Queens.

312-28-A—2706-2712 40th avenue, Long Island City, Borough of Queens.

315-28-A—Northeast corner of Varian place and Sprague street (76th street), Glendale, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 25, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 122-28-BZ—Application, February 8, 1928, under section 21 of the building zone resolution of Nathan D. Shapiro & Brothers, applicants, on behalf of David Katz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.

CAL. NO. 159-28-BZ—Application, February 24, 1928, under sections 6, 7(a-b-e) and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyman Chipkin and Meyer Chipkin, owners, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 796-804 Park avenue, Brooklyn.

CAL. NO. 73-28-BZ—Application, January 26, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Bernbro Realty Corp., owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Corlear avenue and West 230th street, The Bronx.

CAL. NO. 230-28-BZ—Application, March 14, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Billbuck Co., Inc., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2400 Third avenue, east side, 25 ft. north of East 187th street, The Bronx.

CAL. NO. 20-28-BZ—Application, January 10, 1928, under section 21 of the building zone resolution, of Philip Freshman, applicant, on behalf of Markus Siegelman, owner, to permit in a residence district the erection and maintenance of buildings for store purposes; premises 99-100-101 Prospect Park Southwest and 617-617a-617½ 16th street, northwest corner, Brooklyn.

CAL. NO. 40-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Surpass Realty Corp., owner, to permit in a "C" area and also a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required at a point 23 ft. above curb level under the zone resolution; premises 2075-2103 White Plains road, west side, 50 ft. north of Brady avenue, The Bronx.

CAL. NO. 240-28-BZ—Application, March 20, 1928, under sections 7a and 21 of the building zone

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resolution, of McCooey & Conroy, applicants, on behalf of Geraldine Norton, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3502 Far Rockaway boulevard, 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

CAL. NO. 200-28-BZ—Application, March 5, 1928, under section 21 of the building zone resolution, of Liebler Brothers, applicants, and owners, to permit in a business district the erection and maintenance of a gasoline service station premises 218-224 West 230th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 2, 1928, 10 A. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

318-28-A—102 Fulton street, Manhattan.

322-28-A—1730 Andrews avenue, The Bronx.

323-28-A—1746 Andrews avenue, The Bronx.

324-28-A—89-04 148th street (Myrtle avenue), southwest corner of 89th avenue (Shelton avenue), Jamaica, Borough of Queens.

325-28-A—1760 Andrews avenue, The Bronx.

326-28-A—519-521 Fifth avenue and 2-4 East 44th street, northeast corner, Manhattan.

350-28-A—330 Rivington street, Manhattan.

351-28-A—28-30 East 10th street, Manhattan.

352-28-A—57-59 East 11th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 2, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

CAL. NO. 100-28-BZ—Application, February 2, 1928, under section 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Kraft, owner, to permit, partly in a business district and partly in a residence district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 2138 Westchester avenue, south side, 347.20 ft. west of Castle Hill avenue, The Bronx.

CAL. NO. 265-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Flostrand Realities, Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY MORNING, JULY 27, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

APPEALS FROM ADMINISTRATIVE ORDERS
148-28-A.

APPELLANT—Frank A. Burgess, for Adolph Finkelstein, owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—8 East 14th street and 1-3 East 13th street, Manhattan.

APPEARANCES—

For Appellant: Charles J. Birnstock.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 2, 1928, at 10 a. m., on request of appellant's representative.

531-27-A.

APPELLANT—Norwood Gardens Realty Corp., for Amelia Ring, et al., owners.

SUBJECT—Application for reopening—reconsideration re appeal from orders of the fire commissioner.

PREMISES AFFECTED—424, 430-434-436, 440-442 Sixth avenue, Astoria, Queens.

APPEARANCES—

For Appellant: M. O'Farrell.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Absent 0

239-28-A.

APPELLANT—Petroleum Heat & Power Co., for Thornton Bldg. Co., Inc., owner.

MINUTES

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—118 Amity street, Flushing, Borough of Queens.

APPEARANCES—

For Appellant: G. W. Hallock.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(239-28-A)

WHEREAS, G. W. Hallock, for Petroleum Heat and Power Co., for Thornton Building Co., Inc., owner, filed, March 19, 1928, an appeal from a decision of the fire commissioner, affecting premises 118 Amity street, Flushing, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, dated February 8, 1928 (Plan No. 4641-26), reads:

"5. Boiler room must be completely cut off from the rest of the building by fireproof partitions, ceiling and floor constructed of not less than 8" for brick or 6" for concrete or terra cotta."

and

WHEREAS, the building is non-fireproof, three stories and basement in height, 97.33 ft. by 50 ft. in area; OCCUPIED: basement: boiler room and storage, 1 person; 1st story, stores, 10 persons; 2nd story, offices, 15 persons; 3rd story, offices, 7 persons; and

WHEREAS, appellant contends that the boiler room is enclosed with 6-inch terra cotta partitions, having an opening therein (protected with a fireproof door) leading to the open cellar which has a stairway leading to the yard and contends, further, that the ceiling of the boiler room is fire-retarded.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the boiler room shall be enclosed with approved masonry enclosure with not more than one opening therein, equipped with a self-closing, fireproof door; that the ceiling shall be fire-retarded, in accordance with the rules of the board of standards and appeals, and that there shall be installed a concrete sill at door opening not less than 6 inches in height; that there shall be provided from the boiler room to the outer air by means of open areaway a fixed double-rung iron ladder to a grated hatchway or vault door maintained unfastened and unlocked to the open yard; that there shall be maintained in addition thereto an open stairway from the cellar direct to the yard of the premises with egress from the yard direct to the street, and that the installation shall comply in all other respects with the fuel oil rules of the board of standards and appeals.

208-28-A.

APPELLANT—Philip Markowitz, for 1569 Third Avenue Corp., owner.

SUBJECT—Appeal from order and decision of the superintendent of buildings.

PREMISES AFFECTED—1569 Third avenue and 201 East 88th street, Manhattan.

APPEARANCES—

For Appellant: Philip Markowitz.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

THE RESOLUTION—

(208-28-A)

WHEREAS, Philip Markowitz, for 1569 Third Avenue Corp., owner, filed, March 7, 1928, an appeal from an order and decision of the superintendent of buildings, affecting premises 1569 Third avenue and 201 East 88th street, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated January 31, 1927 (Order No. 522-1927), reads:

"In that of occupying the third floor as club, restaurant and cabaret, contrary to the last issued certificate of occupancy 6580 which states the occupancy of the 3rd floor to be offices.

"You are hereby directed to discontinue the said occupancy of the above described building until a certificate of occupancy has been issued by the Superintendent of Buildings for such use."

and

WHEREAS, the decision of the superintendent of buildings, rendered March 2, 1927 (Alt. Applic. No. 184-1927), reads:

"1. Building must be enclosed in walls of approved masonry. Sec. 5, Par. 4. Section 71, Par. 3."

and

WHEREAS, the building is of frame construction, three stories (34 ft.) in height, 25 ft. 8½ in. by 40 ft. and 46 ft. 7 in., irregular, in depth, about 1,200 sq. ft. in area; OCCUPIED: 1st story, stores, 5 persons; 2nd story, offices, 5 persons; 3rd story, cabaret and restaurant, 50 persons; within a business district; Certificate of Occupancy No. 6580 of 1923 now in force permits the use of the first story, stores; 2nd and 3rd stories, offices, 5 persons on each story; and

WHEREAS, the appellant claims that the building was altered in 1923 when the superintendent of buildings issued a certificate of occupancy for business purposes which is now in force; that the building is stuccoed on outside, not over 40 ft. in height; that the interior stairs are 3 ft. 8 in. in width, enclosed with fire-retarding materials and extends to the roof; furthermore, the appellant proposes to erect fire escapes on the outside of the building; and

WHEREAS, the applicant stated at this meeting that the premises had been used and operated as a restaurant and cabaret in violation of the existing certificate of occupancy, and after a full consideration of the facts presented by the superintendent of buildings, as deduced from examination of the papers on file.

Resolved, that the order and decision of the superintendent of buildings be and they are hereby *affirmed*, and the appeal be and it hereby is *denied*.

55-28-A.

APPELLANT—Charles R. Barrett, for Brewster & Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—North side of North Jane street (Queensboro Bridge Plaza), from Radde to Prospect streets, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Charles R. Barrett.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(55-28-A)

WHEREAS, Charles R. Barrett, for Brewster & Co., Inc., owner, filed, January 19, 1928, an appeal from an order of

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the fire commissioner, affecting premises occupying block between Prospect and Radde streets, on north side of Bridge Plaza (North Jane street), Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated June 20, 1927 (Order No. 11241-LC), reads:

"You are hereby notified that an inspection of the above premises, used as a storage garage, shows that the following must be done before the permit requested by you can be issued:

"2. Separate boiler room from remainder of building by an enclosure of solid masonry at least 8 inches in thickness. Entrance to boiler room to be from exterior of building only, Section 159, Chapter 10, Code of Ordinances."

and

WHEREAS, the building is fireproof, six stories and basement in height, irregular in shape, having a frontage of 169 ft. 4 in. on Prospect street, 201 ft. 1 in. on North Jane street and 353 ft. 1/2 in. on Radde street; OCCUPIED: basement, boiler room, automobile storage (empty tanks) and stock room, 5 persons; 1st story, reception room, automobile repair and shipping department, 40 persons; 2nd story, offices, draughting rooms and aircraft manufacture, 150 persons; 3rd story, blacksmith and machine shops, 100 persons; 4th story, Rolls-Royce automobile service station, 50 persons; 5th story, automobile body manufacturing, 125 persons; 6th story, paint shop, 60 persons; and

WHEREAS, appellant contends that the boiler room is provided with a sprinkler system; that it is enclosed with 8-inch concrete walls with two openings therein (provided with fireproof doors) which lead through the engine room to fireproof stairs leading to the upper stories of the building; that the doors at the openings leading from the engine room are fireproof and self-closing and contends, further, that there is an engineer's ladder at the westerly wall of the boiler room leading to the sidewalk; and

WHEREAS, the boiler room is entirely enclosed in approved fireproof construction.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the two existing openings from the boiler room to engine room adjoining shall be equipped with self-closing, fireproof doors with concrete saddle not less than 6 inches above cellar floor, the full width of the door jamb, and that there shall be provided on the westerly front of the boiler room a fixed double-rung iron ladder in area-way to counterbalanced hatchway at sidewalk level, said hatchway to be maintained unlocked and unfastened during working hours and that the fuel oil burning installation shall comply in all other respects with the fuel oil rules of the board of standards and appeals.

BUILDING ZONE CASES

45-28-BZ.

APPLICANT—John J. Dunnigan, for Maries Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbery.

For Opposition: None.

ACTION OF BOARD—Laid over to October 2, 1928, at 10 a. m., on request of applicant's representative.

100-28-BZ.

APPLICANT—John J. Dunnigan, for Louis Kraft, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 7e of the building zone resolution, to permit partly in a business district and partly in a residence district the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2138 Westchester avenue, south side, 347.20 ft. west of Castle Hill avenue, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbery.

For Opposition: Alderman John J. Hanley.

ACTION OF BOARD—Laid over to October 2, 1928, at 10 a. m., on request of applicant's representative for substitution of counsel for owner.

265-28-BZ.

APPLICANT—William F. Doyle, for Flostrand Realities, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of Westchester avenue, 161.14 feet south of Wilkinson avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Alderman John J. Hanley, Herbert J. Ryan and Mr. Etzold.

ACTION OF BOARD—Laid over to October 2, 1928, at 10 a. m., on request of applicant, to produce owner to testify before board.

200-28-BZ.

APPLICANT—Liebler Bros., owners.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—218-224 West 230th street, The Bronx.

APPEARANCES—

For Applicant: Raymond B. O'Connell.

For Opposition: Harold Baer and Joseph L. Meher.

ACTION OF BOARD—Laid over to September 25, 1928, at 10 a. m., to submit consents.

1237-27-BZ.

APPLICANT—Kate Ruchlis and Israel Berkenfeld, owners.

SUBJECT—Application for reopening—restoration to calendar, previously withdrawn—re application (decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call September 18, 1928, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR CALENDAR CALL—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

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Negative 0
Absent 0

164-28-BZ.

APPLICANT—Joseph P. Bourke, for 108 East 60th Street Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from a residence use to a business use.

PREMISES AFFECTED—100-108 East 60th street and 515 Park avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

WHEREAS, the applicant has failed to complete his papers, though duly notified to do so.

Resolved, that the application be and it hereby is *dismissed* for lack of prosecution.

162-28-BZ.

APPLICANT—Gronenberg & Leuchtag, for Frank Volz, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—4446-4448 Broadway, Manhattan.

APPEARANCES—

For Applicant: Frederick J. Flynn, Emanuel Maas and Mr. Held.

For Opposition: Sol Walter Cohen, David L. Wolfson, Edgar A. Landauer and Charles Webb.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Absent 0

THE RESOLUTION—

(162-28-BZ)

WHEREAS, Gronenberg & Leuchtag, for Frank Volz, owner, filed, February 24, 1928, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 4446-4448 Broadway, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Broadway is in a business district; Fairview avenue and Wadsworth Terrace are in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 7, 1928 (re App. N. B. 27-1928), reads:

"2. Proposed occupancy as a garage is contrary to Art. II, Sec. 3 and 4 of the Zone Resolution.";
and

WHEREAS, the proposed building is to be of fireproof construction, two stories and cellar in height, with a frontage of 66 ft. 5¼ in. and a depth of 150 ft. and 158 ft. 65⁄8 in., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under sections 7c and 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

197-27-BZ.

APPLICANT—Louis Wirsching, Jr., for Uneeda, Inc., owner.

SUBJECT—Application for reopening—extension of time to procure permits—re application (decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a two times height district the erection and maintenance of the street wall of a tower in excess of the height permitted by the zone resolution.

PREMISES AFFECTED—505 West 14th street, Manhattan.

APPEARANCES—

For Applicant: Vincent L. Dolan.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to obtain permits.

THE VOTE TO REOPEN AND EXTEND TIME TO OBTAIN PERMITS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(197-27-BZ)

WHEREAS, Louis Wirsching, Jr., for Uneeda Incorporated, owner, filed, February 24, 1927, an application, under the building zone resolution, to permit in a two times height district the erection and maintenance of the street wall of a tower in excess of the height permitted by the zone resolution; premises 505 West 14th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 12, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the height district maps accompanying the building zone resolution show that the area on the west side of a north and south line located 100 ft. east of Ninth avenue is in a two times height district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 6, 1927 (N. B. 592-26), reads:

"1. Proposed height is excessive (TOWER) Art. III of Building Zone Resolution.";
and

WHEREAS, the proposed building is to be of fireproof construction, 24 stories in height, with a frontage of 90 ft. and a depth of 179 ft. 6 in. and 192 ft. 7 in., irregular; to be occupied as offices, etc.; it is proposed to erect the street wall of a tower (25 per cent of the area of the lot) 354 ft. 6 in. in height without a setback, at this point set back 5 ft. 6 in. to an additional height of 40 ft. and a further tapering height of 92 ft.; the proposed street wall of tower is in violation of section 8, subdivision g, under height exceptions, section 9, the tower should be set back 11 ft. at 200 ft. level; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, April 12, 1927, on certain conditions, and applicant

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requested a modification of the time limit, and now requests a further extension of time.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the proposed structure shall be restricted in area, bulk and height in strict accordance with the drawings filed in this appeal; that no part of the building shall exceed in height the dimensions filed in this appeal, and that the requirements of the building zone resolution as to setback, area and use shall be complied with in all other respects, and that any permits required shall be obtained within six months and any work involved shall be completed within eighteen months from July 27, 1928.

1025-27-BZ.

APPLICANT—Gardiner Conroy, for Oppenheim, Michelson & Zamore Realty Corp., owner.

SUBJECT—Application for reopening—extension of time to procure permits—re application (decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Avenue U and Brigham street, Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to obtain permits.

THE VOTE TO REOPEN AND EXTEND TIME TO OBTAIN PERMITS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION

(1025-27-BZ)

WHEREAS, Gardiner Conroy, for Oppenheim, Michelson & Zamore Realty Corp., owner, filed, September 19, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Avenue U and Brigham street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, February 28, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Avenue U is in a business district, Brigham street is in a residence district and Gerritson avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 19, 1927 (Applic. No. 13433-1927), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4 a, Subdiv. 46.

"The installation of a gasoline service station in a business district.";

and

WHEREAS, the premises consist of an irregular-shaped plot of ground, having a frontage of 62 ft. 8 $\frac{7}{8}$ in. on Old Avenue U, 39 ft. 4 $\frac{7}{8}$ in. on Brigham street and 74 ft. 1 $\frac{1}{8}$ in. on New Avenue U, upon which it is proposed to erect a small office, a greasing rack and install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 in view of the irregular shape and size of the plot, which would make it unsuitable for a conforming use; and

WHEREAS, at the public hearing the objectors practically withdrew their objections for the reason that they had been

mistaken as to the location for the proposed gasoline station; and

WHEREAS, this application was granted by the board at its meeting, February 28, 1928, on certain conditions, and applicant requests a modification of the time limit.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be erected a one-story building for the use and accommodation of the patrons of the premises; that the building shall be finished on the exterior with glazed, white enamel brick and with vitreous tile roofing; that there shall be no grease racks or service racks maintained or operated on these premises; that there shall be no portable gasoline tanks maintained or operated on these premises; that any advertising display shall be restricted to the illuminated glass lamps of the oil pumps and flat wall signs on the one-story building; that all permits required shall be obtained within sixty days and any work involved shall be completed within one year from the date of this action—July 27, 1928.

1350-27-BZ.

APPLICANT—Frederick J. Flynn, for Infried Realty, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2100-2110 Jerome avenue, The Bronx.

APPEARANCES—

For Applicant: Frederick J. Flynn.

For Opposition: M. Shapiro and Jerome Harris.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(1350-27-BZ)

WHEREAS, Frederick J. Flynn, for Infried Realty, Inc., owner, filed, December 29, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2100-2110 Jerome avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue, Burnside avenue and East 181st street are in a business district; Walton avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 2, 1927 (re N. B. 2576-27), reads:

"1. Erection of public garage for storage of more than five motor vehicles in a business district is contrary to provisions of building zone resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 125 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the applicant substantiated his basis of appeal under section 7, subdivision e, with documentary proof filed in this office; and

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WHEREAS, the board deemed that applicant was entitled to relief under section 21 in view of the abutting and surrounding conditions.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building as proposed shall not exceed a height of two stories above grade; that the rear and gable walls, unless opening within the property of the same lot or plot and in the same single ownership, shall be unpierced throughout their entire height and length; that any runway or ramp installed or maintained in this building shall be set back at street grade level not less than 10 ft. from the front wall of the building; that the front elevation shall be finished with face brick, architectural terra cotta or stone trimmings, panel design, other than the store show windows if installed; that there shall be no roof signs erected; no signs or advertising display shall be exposed on the front of the structure other than one projecting electric sign, indicating the title and type of business conducted on the premises; that any advertising shall be limited to fixed letters affixed to plate glass show windows; that all permits required shall be obtained within nine months and any work involved shall be completed within eighteen months from the date of this action, and that the building shall be constructed in accordance with the requirements of the zoning resolution in all other respects.

1144-27-BZ.

APPLICANT—William F. Doyle, for Marben Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

PREMISES AFFECTED—Southeast corner of Cedar avenue and West 179th street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Max Monfried, A. Serpone, Lillian Brace, Mrs. Rawson, H. A. McDonough, Mr. Casey and Christopher C. McGrath.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(1144-27-BZ)

WHEREAS, William F. Doyle, for Marben Realty Corp., owner, filed, October 24, 1927; denied May 15, 1928; referred to a committee of the board June 12, 1928, and reopened June 19, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises southeast corner of Cedar avenue and West 179th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meet-

ing, July 27, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cedar avenue is in a business district; West 179th street is in a business and unrestricted district, and West 178th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 13, 1927 (re App. No. N. B. 2249-27), reads:

"Erection of a garage for more than five motor vehicles in a business district is contrary to the provisions of the zone resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one and two stories in height, with a frontage of 168.93 ft. on Cedar avenue and a depth of 73.94 ft. and 168.69 ft., irregular; to be occupied as a garage for the storage of more than five automobiles; and

WHEREAS, an inspection of these premises was made by a committee of the board before consideration for reopening; and

WHEREAS, the report of inspection was adopted by the board and in accordance therewith the case was reopened subject to the same procedure as the filing of a new case; and

WHEREAS, the board deemed that applicant is entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations, and that the application be and it hereby is *granted on condition* that the structure shall not exceed in height a building two stories above the mean curb level of the Cedar avenue frontage; that the upper grade of the 179th street frontage of this property shall be developed, maintained and operated for retail mercantile store or business use and occupancy; that the store use shall be separated from garage use by a wall of approved masonry; that all vehicular entrances shall be restricted to the Cedar avenue front of the property; that no vehicular entrances shall be located within 30 ft. of the corner of 179th street; that there shall be no signs or advertising exposed or displayed on any portion of 179th street other than advertising lettering affixed to the plate glass show windows of the store fronts; that the southerly gable wall shall be unpierced throughout its entire height and length; that the street elevations, other than the plate glass show windows of the store fronts, shall be finished with face brick of light color with architectural terra cotta or natural stone trimmings; that the corner formed by the intersection of Cedar avenue and 179th street on the Cedar avenue grade shall be limited to store or office use; that no roof signs shall be erected or maintained; that any gasoline storage equipment installed shall be confined and restricted to the Cedar avenue front of the premises at the southerly end of the property; that there shall be no portable gasoline tanks operated or maintained outside of these premises; that any skylights installed shall be glazed with plain glass, provided with wire guards above and below, and that all permits shall be obtained within nine months and any work involved thereby shall be completed within eighteen months from the date of this action.

Adjourned 2.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

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BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY AFTERNOON, JULY 27, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

APPEAL FROM ADMINISTRATIVE ORDER 119-28-A.

APPELLANT—Charles J. O'Connor, for Giuseppe Giambalvo, adjoining owner; Isaac Cohen, owner of premises affected.

SUBJECT—Appeal from decision of the superintendent of building re revocation of permit No. 9077/21, issued by the superintendent of buildings.

PREMISES AFFECTED—664-666 Bushwick avenue, west side, 5 feet 7 inches south of Myrtle avenue, Brooklyn.

APPEARANCES—

For Appellant: Charles J. O'Connor, Giuseppe Giambalvo.

For Opposition: E. Celler.

For Administration: James D'Antonio, for fire department; Martin O'Donnell for bureau of buildings.

ACTION OF BOARD—Appeal to revoke permit denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(119-28-A)

WHEREAS, Charles J. O'Connor, for Giuseppe Giambalvo, adjoining owner, filed, February 7, 1928, an appeal from a decision of the superintendent of buildings, affecting premises 664-666 Bushwick avenue, Borough of Brooklyn; and

WHEREAS, the decision of the superintendent of buildings, rendered January 18, 1928, reads:

"Your demand for the cancellation of permit 9077/21 for premises 664-68 Bushwick Avenue, 5 feet 7 in. south of Myrtle Avenue, west side of Bushwick Avenue, is hereby denied. This matter has been completely threshed out by this bureau. The permit is legal.

"The violation at first filed against this premises for alleged occupancy in violation of the Zone Resolution, on subsequent investigation, was shown to be in error, the building being rightfully used for stores and gasoline selling use in a business district, an affidavit having been submitted that the premises had been used as a gasoline selling station since 1918. The violation notice was, therefore, later removed and certificate of occupancy No. 45063 issued for stores and gas selling station and storage for one car.

"All of this information was given under date of Aug. 20, 1927, to Commissioner of Accounts James A. Higgins and Fire Commissioner John J. Dorman, following complaints of similar character forwarded here by the offices of those officials.";

and

WHEREAS, the building is non-fireproof, one story in height, 52 ft. 8 in. by 19 ft. 11 in. in area; OCCUPIED as stores and a one-car garage with a gasoline service station directly in front consisting of two storage tanks, buried under the sidewalk, and four gasoline pumps erected on the sidewalk; and

WHEREAS, the appellant claims that Permit No. 9077-21 was issued by the superintendent of buildings for the erection of four stores upon the premises in question, such permit

was amended August 20, 1927, to use the premises also as a gasoline selling station which is in violation of Article 2, subdivisions 4 and 6 of the zone resolution; furthermore, the appellant contends that the premises being within a business district, the amendment of August 20, 1927, was unauthorized and illegal in that no plans were filed and the superintendent of buildings was without power to permit the premises to be used for gasoline selling station; and

WHEREAS, the records of the fire department as submitted by its representative and the documentary proof as submitted, establishes the continuous use of these premises by permits in force since 1918 for gasoline selling station use.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the appeal be and it hereby is denied.

BUILDING ZONE CASES

1261-27-BZ.

APPLICANT—Arverne Bay Construction Co., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station and, also, a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southwest corner of Euclid avenue and Glenmore avenue, Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Alderman James J. Morris, Rev. Carl Podin, Martin Cargill and Charles R. Reiner.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

120-28-BZ.

APPLICANT—A. J. Burns, for Homack Construction Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a building for business use on first story and residence use above.

PREMISES AFFECTED—103-17 41st avenue and 103-08 Roosevelt avenue, Corona, Queens.

APPEARANCES—

For Applicant: A. J. Burns.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(120-28-BZ)

WHEREAS, A. J. Burns, for Homack Construction Corp., owner, filed, February 7, 1928, an application, under the

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building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a building for business occupancy on first story and residence use above; premises 103-17 41st avenue (Lake street) and 103-08 Roosevelt (Grand) avenue, Corona, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 41st avenue (Lake street) is in a residence district; Roosevelt avenue is in a business district, and Louona avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 24, 1928 (re Plan No. N. B. 404-1928), reads:

"The erection of a building for business purposes, extending into a residence district, is prohibited by the Zone Law.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories and cellar in height, with a frontage of 25 ft. and a depth of 140 ft.; to be occupied as a business building on first story and residence above in the residence district; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7c of the building zone resolution and that denial of relief would constitute an unnecessary hardship within the meaning of section 21 of the resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the first floor, street grade of the premises, within the residence use area on the Lake street front, *on condition* that the remainder of the premises within the residence use area above the first story shall be restricted to conforming residence use; that any signs or advertising displayed on the Lake street front shall be confined to the plate glass show windows of the store fronts; that all permits required shall be obtained within six months and the work involved thereby completed within one year from the date of this action.

106-28-BZ.

APPLICANT—Horn & Ligeti, for Abraham Laschower, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—357-365 Beach 71st street and 7101-7105 Amstel boulevard, southwest corner, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Charles C. Bunker.

For Opposition: Louis Jay.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(106-28-BZ)

WHEREAS, Horn & Ligeti, for Abraham Laschower, owner, filed, February 3, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 357-365 Beach 71st street and 7101-7105 Amstel boulevard, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Amstel boulevard is in a business and unrestricted district, Beach 71st street is in a business district and Hammels boulevard is in a business and unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 13, 1927 (re Plan No. N. B. 15505-1927), reads:

"The erection of a gasoline station in a business district is contrary to Zone Law.";

and

WHEREAS, the premises consist of a two-story dwelling, a one-story frame poultry slaughter house and a garage; it is proposed to remove the garage building, erect an office, bury six 550-gallon tanks, erect six pumps and one grease rack for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the applicant filed 83.4 per cent of consents of affected property owners in support of his application and the board deemed the principles of section 7g of the building zone resolution were applicable to this case and that denial of relief would constitute an unnecessary hardship within the meaning and intent of section 21.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the sale of gasoline on the premises shall be restricted to and confined within the property; that there shall be erected along the building line of the property a concrete curbing not less than 12 inches in height above sidewalk grade, with but one entrance not exceeding a width of 10 ft. on Amstel boulevard and one entrance on Beach 71st street; that there shall be no grease racks, crankcase service racks or pits installed or operated on the premises; that any advertising display shall be restricted to the illuminated glass globes of the pumps; that all necessary permits shall be obtained within six months and the work involved completed within one year from the date of this action.

1298-27-BZ.

APPLICANT—W. D. J. McCarthy, for Charles H. Hallock, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7b and 21 of the building zone resolution, to permit the extension, from an unrestricted district into a business district of a proposed building to be used as a gasoline service station and as a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southeast corner of Roosevelt avenue (Greenpoint avenue) and 51st street (Stone street), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: W. D. J. McCarthy.

For Opposition: Charles Segal and R. Leslie Smith.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy Chief Martin	4
Negative: Commissioner Connell.....	1
Absent	0

THE RESOLUTION—

(1298-27-BZ)

WHEREAS, W. D. J. McCarthy, for Charles H. Hallock, owner, filed, December 14, 1927, an application, under the

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building zone resolution, to permit the extension, from an unrestricted district into a business district, of a proposed building to be used as a gasoline service station and as a garage for the storage of more than five motor vehicles; premises southeast corner of Roosevelt avenue (Greenpoint avenue) and 51st street (Stone street), Woodside, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 52nd street, south of a point 100 ft. south of Roosevelt avenue, is in an unrestricted district; Roosevelt avenue (excepting park on lot 64, block 506) is in a business district; Park is in a residence use district, and that 51st street, south of Roosevelt avenue, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 26, 1928 (re Plan No. 15026-27), reads:

"1. The erection of a building in a business district to be used as a garage for more than five motor vehicles and a gasoline station is contrary to the Zone Law.

"Not further considered.";

and

WHEREAS, the proposed building is non-fireproof, two stories in height, irregular in shape, having a frontage of 70.12 ft. on 51st street, 94 ft. on Roosevelt avenue and a distance of approximately 214 ft. along the southerly lot line; an irregular portion at the southeast corner of the building approximately 114 ft. along the south wall and 60 ft. along the east wall (approximately 3,200 sq. ft. in area) being in the unrestricted district and the remainder (approximately 13,000 sq. ft.) being in the business district; proposes to occupy the northwest corner of the plot as a gasoline service station and the proposed building as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7b of the building zone resolution and that denial of relief would constitute an unnecessary hardship within the meaning of section 21.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the development of a building for garage use, *on condition* that there shall be no gasoline service station installed as requested and indicated on plans filed in the application; that the structure shall not exceed a building one story in height above grade; that the walls other than on the street fronts shall be unpierced throughout their entire height and length; that there shall be incorporated in the roof of the structure automatic ventilating skylights glazed with plain glass, protected with wire guards above and below; that there shall be not more than one vehicular entrance on each street front; that any gasoline storage equipment installed shall be located at the easterly end of the Roosevelt avenue front inside of the building; that there shall be no portable gasoline tanks maintained or operated on the premises; that the walls on the street fronts shall be finished with two-toned, light-colored brick, trimmed with architectural terra cotta or natural stone; that there shall be no advertising displayed on the front of the premises, except one projecting illuminated sign at the intersection of Roosevelt avenue and 52nd street; that no roof sign shall be erected; that all necessary permits shall be obtained within six months and the work involved completed within one year from the date of this action.

1356-27-BZ.

APPLICANT—Alfred J. Boulton, for John A. R. Duntze, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district, also extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—135-147 East 22nd street, east side of East 22nd street, 275 feet 6 $\frac{7}{8}$ inches south of Tilden avenue, Brooklyn.

APPEARANCES—

For Applicant: Alexander I. Rorke and Alfred J. Boulton.

For Opposition: T. H. Roberts, Burlingham Neily, Mr. Tibball, William A. Aston, George F. Bender and Mrs. Tibball.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(1356-27-BZ)

WHEREAS, Alfred J. Boulton, for John A. R. Duntze, owner, filed, December 31, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, and extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 135-147 East 22nd street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, July 28, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 22nd street is in a residence, business and unrestricted district, Duryea place is in a business district and Beverly road is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 12, 1928 (re App. No. 23289-1928), reads:

"The erection of a public garage for more than five motor vehicles, partly in a residential district and partly in a business district and extending slightly into an unrestricted district. Proposition contrary to Zone Resolution, Art. 2, Sec. 3 & Sec. 4-a-15.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 125 ft. 7 $\frac{1}{4}$ in. and a depth of 100 ft. $\frac{1}{2}$ in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 7c of the building zone resolution and that denial of relief would work an unnecessary hardship within the meaning of section 21 of the resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the structure shall be restricted to a building not more than one story in height above grade; that there shall be no cellar or basement other than an area only of sufficient size for the accommodation of heating apparatus; that the rear and gable walls shall be unpierced throughout their entire height and length; that there shall be installed in the roof of the structure skylights, glazed with plain glass, provided with wire guards above and below; that no skylight shall be installed within 25 ft. of the southerly gable wall; that

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there shall be not more than two vehicular entrances, not exceeding a width of 9 ft. 6 in. each; that the vehicular entrances at the southerly end of the building on the street front shall be not less than 25 ft. from the southerly gable wall; that any gasoline storage equipment installed shall be located at the extreme northerly end of the property at the street front; that no portable gasoline tank shall be stored, maintained or operated on the premises; that there shall be no advertising or signs displayed or exposed on the premises, other than one projecting electric sign located at the center of the building; that the front elevation shall be finished with light-colored face brick, with trimmings and openings of two-toned brick, architectural terra cotta or nat-

ural stone; that the front of the building shall be of attractive design, with parapet walls at the front not less than 4 ft. above the roof level; that the applicant shall make a return to this board of the drawings for approval in accordance with the foregoing conditions before submission of same to the superintendent of buildings; that all necessary permits shall be obtained within six months and the work involved completed within one year from the date of this action.

Adjourned 6.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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*CORRECTION.

The minutes of the meeting of the board of standards and appeals held May 29, 1928, as they appeared in Bulletin No. 23, Vol. XIII, are hereby corrected to read as follows:

THE RESOLUTION—

(1338-27-S)

WHEREAS, William F. Doyle, for Shaw & Sanford, owner, filed, December 23, 1927; amended May 29, 1928, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner and a decision of the superintendent of buildings, affecting premises 1985-1993 Jerome avenue, Borough of The Bronx; and

WHEREAS, the orders of the fire commissioner, dated November 29, 1927, read:

"Order No. 29021-LD:

"1. Extend the interior stairway at north side of building to roof as per Sec. 270 of the Labor Law.";

and

"Order No. 29022-LD:

"1. Arrange all exit doors to interior stairways to open outwardly. Sec. 270 of the Labor Law.";

and

WHEREAS, the decision of the superintendent of buildings, rendered January 5, 1928, reads:

"A certificate of occupancy for the building at above mentioned location for occupancy as stores on first floor and factory on second floor is hereby denied as exits do not comply with the Labor Law and a factory use in a business district would be contrary to the Building Zone Resolution.";

and

* Correction—Word "northwesterly" in line 57 changed to "northeasterly."

WHEREAS, the building is non-fireproof, two stories (24 ft. 6 in.) in height, 108 ft. 4 in. by 75 ft. in area; OCCUPIED: 1st story, stores, 10 persons; 2nd story, offices, billiard room and factory (manufacturing dresses), 37 persons, 12 persons being engaged at factory work; EXITS: two interior fireproof stairways, the southerly stairway extending from the first story to roof, and the northerly stairway extending from the first to second (top) story, enclosed in fireproof partitions with fireproof doors at openings; ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner contends that the south stairway extends to the roof and requests the acceptance of the existing stairway at the north end of the premises; and contends, further, that the fireproof doors leading to the two enclosed stairs do open outwardly and, in view of the light occupancy of the building, requests that the doors, opening in, on the corridor on the second story be permitted to remain as they are.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 29021-LD, Item 1, on condition that a fixed double-rung iron ladder shall be installed in the jog of the stair hall enclosure at the northerly end of public corridor, second story; granted, as to Order No. 29022-LD, Item 1, on condition that all doorways to stair hall enclosures shall be in accordance with the requirements of the labor law, and granted, as to the decision of the superintendent of buildings, re N. B. 1178-1925, of January 5, 1928, on condition that the building shall be not increased in height or area; that the factory occupancy shall be limited to one room at the northeasterly front of building, restricted to the conduct of light needlework industry, with the factory occupancy limited to fifteen persons, under single tenancy; that the factory occupancy of these premises shall at no time exceed twenty-five per cent of the area of the building.

CONCRETE RULES

USE OF HYDRATED LIME IN CONCRETE

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

RULES

FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1927; Amended November 1, 1917, and Feb. 3, 1922.

Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations. In garages, motor vehicle repair shops and all selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth (1/200) part of the span.

Rule 2. Wood Joisted Floor Construction. Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

Rule 3. Floor Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations

(a) Seven-eighths ($\frac{7}{8}$) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ($2\frac{1}{2}$) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ($\frac{1}{4}$) of one (1) per cent of steel mesh.

(b) Two and one-half ($2\frac{1}{2}$) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

Rule 4. Ceiling Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ($\frac{1}{2}$) inch plaster boards, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.

Rule 5. Attachment to Ceiling. Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

Rule 6. Openings in Fire-Retarding Floors. Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

Rule 7. Columns. All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

Rule 8. Girders. All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

Rule 9. Shaft Enclosures. Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) of an inch thick;

(b) Two by four inch wood studs placed not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($\frac{7}{8}$) inch wood sheathing, one-half ($\frac{1}{2}$) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($\frac{7}{8}$) inch wood sheathing, two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.

APPLIANCES

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

Name of Burner	Calendar No.	Name of Burner	Calendar No.
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
*Alexander Oil Burner.....	65-28-SA	*May Oil Burner.....	68-24-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
*Arcoil Heat Machine.....	632-26-SA	*Morrissey Oil Burner.....	673-27-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Fan Tail Type Steam Atomizing	
Ballard Automatic Oil Burner.....	1363-23-SA	Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Jr. Oil Burner.....	1176-22-SA	*Moussette Oil Burner.....	887-26-SA
Ballard Staples & Pfeiffer Steam Atomizing		*National Rotary Oil Burner.....	836-25-SA
High Pressure Burner.....	1414-22-SA	*New Process Oil Burner.....	1071-27-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*Nokol Automatic Heater.....	1078-24-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	North American Low Pressure Oil Burner..	792-26-SA
*Berggren Oil Burner.....	764-26-SA	*Nu-Way Oil Burner.....	773-26-SA
Best Calorex Burner.....	1464-21-SA	*Orr Fuel Oil Burner.....	113-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Paramount Oil Burner.....	1193-25-SA
*Calorcoil Burner—Type AA.....	1361-24-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Century Oil Burner.....	157-28-SA	Peabody-Fisher Wide Range Mechanical Oil	
Coen Mechanical Oil Burner.....	942-21-SA	Burner	644-21-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	*Petro Domestic Burner.....	161-26-SA
*Commonwealth Oil Burner.....	348-28-SA	Petro Mechanical Burner and Air Register..	735-24-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Petro Burner, Model O.....	78-28-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	*Pioneer Automatic Oil Burner.....	1259-27-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Doherty Oil Burner.....	943-26-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Eisler Automatic Oil Burner.....	481-27-SA	*Rayfield Oil Burner.....	504-26-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Ray Rotary Fuel Oil.....	504-23-SA
Enco Burner.....	1414-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enterprise Rotary Fuel Oil Burner.....	1149-27-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulse Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Security Oil Burner.....	56-28-SA
Gem Fuel Oil Burner.....	111-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gill Oil Burner.....	1231-23-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	Steam Oil Burner.....	183-22-SA
GRD Fuel Oil Atomizer.....	128-27-SA	*Stroud-in-the-Door Burner.....	129-27-SA
*Gulf Oil Burner.....	382-26-SA	*Stuhler Oil Burner.....	618-27-SA
Hammel Oil Burner.....	1278-21-SA	*Summerheat Oil Burner.....	581-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
*Hart Automatic Oil Burner.....	1162-24-SA	Surface Combustion Low Pressure Burner..	92-23-SA
Hauck Venturi Low Pressure Oil Burner....	88-27-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Heatiator Oil Burner.....	1346-23-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Holby Oil Burner.....	328-27-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*Homer Domestic Oil Burner.....	1211-25-SA	*Timken Oil Burner, Model 20.....	287-28-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*International Oil Burner.....	1305-24-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
Joyce Oil Burner.....	852-26-SA	*Torridheat Oil Burner.....	63-28-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lawrence May Oil Burner.....	1034-27-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
Liberty Automatic Heater.....	129-28-SA	*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
Lientz Oil Burner.....	155-20-SA	*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 13A, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 13A, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.

- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
- 1071-27-SA—New Process Oil Burner, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
- 1259-27-SA—Pioneer Automatic Oil Burner, approval of.
- 1307-27-SA—A B C Angle Hose Valve, approval of.
- 187-28-SA—Faraday Model Single Stroke Solenoid 110 Volt D.C. Fire Alarm Gong, approval of.
- 188-28-SA—Faraday Waterflo Alarm Panel, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 304-28-SA—Crocker 2½-Inch Angle Hose Valve, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	118
Cases filed up to August 1, 1928.....	647	Dismissed	64
Restored to calendar.....	61	Denied	205
		Granted	2
		Granted on condition.....	346
		Appliances approved.....	38
		Appliances dismissed, disapproved or withdrawn.....	12
		Rules approved.....	2
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	151	Requests to reopen granted.....	131
Requests to amend.....	32	Requests to reopen denied.....	20
Requests for modification.....	10	Requests to amend granted.....	31
Requests to rescind.....	3	Requests to amend denied.....	0
Requests for extension of time.....	26	Requests for modification granted.....	7
Requests for extension of permit.....	8	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	3
Requests for approval of plans.....	20	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	24
Requests for interpretation.....	5	Requests for extension of time denied.....	2
Total	1632	Requests for extension of permit granted.....	7
Disposed of.....	1052	Requests for extension of permit denied.....	1
Cases pending August 1, 1928.....	580	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	19
		Plans disapproved.....	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	5
		Requests withdrawn or dismissed.....	1
		Total	1052

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 33

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 11, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 18, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Notice of Adjournment.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Rules—Community Laundries.

Progress Report.

CALENDAR

DOCKET.

New Cases Filed up to August 8, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
658-28-A.....	B.B.Q....	South side of Grand st., 140 ft. west of Garrison ave., Maspeth, Q., Applic. 7169-27
657-28-BZ.....	B.B.B....	1106-1118 Eastern Parkway, Bklyn., Applic. 5940-28
656-28-BZ.....	B.B.B....	5913-5923 13th ave., Bklyn., Applic. 12270-28
655-28-A.....	F.D.....	2840-2862 Atlantic ave., Bklyn., Alt. 657-27
654-28-BZ.....	B.B.Bx...	2334-2360 Jerome ave., Bx., N. B. 2755-27
653-28-BZ.....	B.B.R....	Southeast corner of Hylan blvd. & Evans st., Grant City, Rich., N. B. 1505-28
652-28-BZ.....	B.B.R....	West side of Hylan blvd., 142 ft. north of Dongan Hills ave., Dongan Hills, Rich., N. B. 1504-28
651-28-BZ.....	B.B.M....	52 W. 53rd st., Man., Viol. 61-28
650-28-BZ.....	B.B.Q....	144-08 to 144-18 91st ave., Jamaica, Q., N. B. 5497-28
649-28-A.....	F.D.....	520-522 W. 24th st., Man., F-37470
648-28-A.....	F.D.....	65-67 Madison ave., Man., F-18481

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

NOTICE

Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 11, 1928, at 10 a. m. and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.

During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also for consultation and other business.

CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 11, 1928,

Building Zone Cases.

- 165-28-BZ.
APPLICANT—Philip Freshman, for Roma Development Corp., owner.
PREMISES—1535-1547 Gravesend avenue, east side, 300 ft. south of Avenue M, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection of a garage for the storage of more than five (5) motor vehicles.
- 202-28-BZ.
APPLICANT—William Shary, for Edwin Estates Co., Inc., owner.
PREMISES—1506 Bronxdale avenue, southeast corner of Poplar street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 211-28-BZ.
APPLICANT—William A. Schroeder, owner.
PREMISES—North side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.
- 244-28-BZ.
APPLICANT—William R. Bayes, for Gravesend Realty Corp., owner.
PREMISES—1602-1604 Kings Highway, southeast corner of East 16th street, Brooklyn.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.
- 253-28-BZ.
APPLICANT—William F. Doyle, for Ryan Brothers, owners.
PREMISES—7817-7825 Third avenue and 301-313 79th street, northeast corner, Brooklyn.
APPLICATION, under sections 21, 7a, 7b and 7g of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
- 259-28-BZ.
APPLICANT—Samuel Rosenblum, for Charles Lippman and Philip Cohen, owners.
PREMISES—5370-5374 Metropolitan avenue, southwest corner of Rene place, Ridgewood, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 264-28-BZ.
APPLICANT—William F. Doyle, for Lottie Cutler, owner.
PREMISES—120-06 Sutphin boulevard and 147-24 120th avenue, southwest corner, Jamaica, Borough of Queens.

CALENDAR

APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

266-28-BZ.

APPLICANT—Samuel Rosenblum, for Forrest Park Mortgage Corp., Inc., owner.

PREMISES—2370-2386 Myrtle avenue, southwest corner of Summerfield street, Ridgewood, Borough of Queens.

APPLICATION, under sections 7b, 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building (store).

SEPTEMBER 11, 1928, 10 A. M.

Appeals from Administrative Orders.

174-28-A—13-21 Park Row and 13 Ann street, Manhattan.

64-28-A—114-116 East 28th street, Manhattan.

104-28-A—42-46 West 33rd street, Manhattan.

197-28-A—9130 113th street, Richmond Hill, Borough of Queens.

235-28-A—133-159 Ingraham street, Brooklyn.

246-28-A—245 West 72nd street, Manhattan.

1313-27-A—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 11, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 48-28-BZ—Application, January 18, 1928, under sections 7g and 21 of the building zone resolution, of Schreiber, Collins, Myers & Buchter, applicants, on behalf of Fort Lee Ferry Garage Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 228-232 Nagle avenue, Manhattan.

CAL. NO. 71-28-BZ—Application, January 26, 1928, under sections 7e and 21 of the building zone resolution, of Max Handel, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.

CAL. NO. 1283-27-BZ—Application, December 8, 1927, under section 21 of the building zone resolution, of Robert E. Maloney, applicant, on behalf of Edlar Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

CAL. NO. 1322-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution,

tion, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

CAL. NO. 116-28-BZ—Application, February 7, 1928, under sections 7g and 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Clifbert Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 865-877 Ralph avenue, Brooklyn.

CAL. NO. 180-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Horace Smith, owner, to permit in a business district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles; premises 410 City Island avenue, east side, 100.41 ft. north of Ditmars avenue, The Bronx.

CAL. NO. 221-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of William A. Sullivan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 176-17 to 176-25 Baisley boulevard and 120-12 to 120-28 Merrick boulevard, St. Albans, Borough of Queens.

CAL. NO. 223-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Edward J. Foy, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 329-53 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

CAL. NO. 145-28-BZ—Application, February 16, 1928, under sections 7b and 21 of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of Avery Garage Corp., owner, to permit the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five (5) motor vehicles; premises northeast corner of Blossom avenue and Crommelin avenue and 35 Avery avenue, Flushing, Borough of Queens.

CAL. NO. 196-28-BZ—Application, March 2, 1928, under sections 7a, 7c and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Bayer Holding Corp., owner, to permit in a residence district the extension in height and area of an existing laundry; premises 99 Tompkins place, east side, 500 ft. north of Central avenue, Glendale, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

CALENDAR

SEPTEMBER 11, 1928, 2 P. M.

Petitions for Variations.

- 81-27-S—48-56 West 48th street, Manhattan.
69-28-S—237-245 West 35th street, Manhattan.
105-28-S—42-46 West 33rd street, Manhattan.
175-28-S—423 Whitlock avenue, The Bronx.
181-28-S—20-22 West 57th street, Manhattan.
313-28-S—219-221 Sixth avenue, Manhattan.
99-28-S—15 East 53rd street, Manhattan.
218-28-S—1793-1799 Jerome avenue, The Bronx.

Appliance Submitted for Approval.

- 569-26-SA—Trowbridge & Schellens Oil Burner, approval of.

Rules.

- 217-21-SR—Fuel Oil Rules, proposed amendment to rule 20.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 18, 1928, 2 P. M.

Building Zone Cases.

569-27-BZ.

APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.

PREMISES—Southeast corner of Fourth avenue and 12th street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

540-27-BZ.

APPLICANT—F. Matthew Buermann, substituted for Henry J. Nurick, for Abraham Goldinger, owner.

PREMISES—725-727 Bedford avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

314-28-BZ.

APPLICANT—William F. Doyle, for 1738 Crotona Park Co., owner.

PREMISES—902-914 Westchester avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

14-27-BZ.

APPLICANT—McCooley & Conroy, substituted for James W. Byrnes, for Prior Realty Co., Inc., owner.

PREMISES—92-110 East 98th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

38-28-BZ.

APPLICANT—Philip J. Sinnott, for Roth Estate, owner.

PREMISES—192-208 East 98th street, west side, 84 ft. 9 7/8 in. north of Kings Highway, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of

a building to be used as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

74-28-BZ.

APPLICANT—Croker National Fire Prevention Engineering Co., substituted for Fox, Weller & Wintner, for Roland Lievendag, owner.

PREMISES—45-76 to 45-80 164th street (24th street), northwest corner of 46th avenue (Queens avenue), Flushing, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.

321-28-BZ.

APPLICANT—White & Case, for The New York Trust Co., owner.

PREMISES—277 Madison avenue and 24-26 East 40th street, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of an office building.

1237-27-BZ.

APPLICANT—Kate Ruchlis and Israel Berkenfeld, owners.

PREMISES—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

SEPTEMBER 18, 1928, 10 A. M.

Appeals from Administrative Orders.

140-28-A—12-16 John street, Manhattan.

260-28-A—528 East Fordham road, southeast corner of Bathgate avenue, The Bronx.

134-28-A—450-458 19th street, Brooklyn.

143-28-A—96-98 Liberty street, Manhattan.

247-28-A—304-306 West 49th street, Manhattan.

254-28-A—212-218 West 83rd street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 18, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 101-28-BZ—Application, February 2, 1928, under sections 7e and 7c of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Ahneman & Younkheere, Inc., owner, to permit in a business district the alteration and extension

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of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the required rear yard; premises 3402 Bailey avenue, east side, 761.42 ft. north of Summit place, The Bronx.

CAL. NO. 149-28-BZ—Application, February 18, 1928, under section 21 of the building zone resolution, of Peter Spinoso, applicant, on behalf of Kathryn F. Sheridan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 261 Potter avenue, north side, 51 ft. east of Second avenue, Astoria, Borough of Queens.

CAL. NO. 178-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Rosenson & Lorence, applicants, on behalf of Charles Uhlinger, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2-6 Herbert street and 153-159 Richardson street, Brooklyn.

CAL. NO. 222-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Angelina R. Schad, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.

CAL. NO. 232-28-BZ—Application, March 15, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Nostrand Holding Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 445 Empire boulevard, north side, 202 ft. 2½ in. east of New York avenue, Brooklyn.

CAL. NO. 179-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of May Bloom, owner, to permit the extension in area of an existing gasoline service station; premises 2504 Boston Post road, northeast corner of Mace avenue, The Bronx.

CAL. NO. 209-28-BZ—Application, March 7, 1928, under sections 7g and 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Mt. Pleasant Estate, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 430-442 West 125th street and 1-9 La Salle place, northwest corner, Manhattan.

CAL. NO. 243-28-BZ—Application, March 21, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Essanarr Garage Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2489-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

CAL. NO. 245-28-BZ—Application, March 21, 1928, under sections 7c and 21 of the building zone resolution, of Thomas W. Lamb, Inc., applicant, on behalf of Highbridge Realty Corp., owner, to permit the extension, from a business district into a residence district, of a proposed business building (theatre); premises 4140-4156 Broadway, 660-662 West 176th street, 651-661 West 175th street and 40-54 Wadsworth avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 18, 1928, 2 P. M.

Petitions for Variations.

242-28-S—565-567 Broadway and 82-86 Prince street, Manhattan.

320-28-S—11-19 West 19th street and 10-16 West 20th street, Manhattan.

331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.

332-28-S—330-342 West 38th street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 25, 1928, 2 P. M.

Building Zone Cases.

29-28-BZ.

APPLICANT—Philip J. Sinnott, for Issidor Dunitz, owner.
PREMISES—1952-1956 Eastern Parkway Extension, east side, 5 ft 1½ in. north of Truxton street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station

198-28-BZ.

APPLICANT—Walter Pfaendler, for Lantic Corporation, owner.

PREMISES—505-517 Pacific street, northeast corner of Third avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

231-28-BZ.

APPLICANT—Daniel Campbell, Jr., for James Macbeth, owner.

PREMISES—Block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-44 Sutphin boulevard), Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

300-28-BZ.

APPLICANT—Edward F. Fox, for Tilles & Haves, Inc., owner.

PREMISES—109-57 to 109-65 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellaire, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

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309-28-BZ.

APPLICANT—William F. Doyle, for B. M. Maltz and Sons, Inc., owner.

PREMISES—2323-2331 Flatbush avenue, northeast corner of Utica avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

139-28-BZ.

APPLICANT—The Grace Club, Inc., owner.

PREMISES—147-151 East 21st street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the maintenance of a building occupied as a restaurant on the basement story.

160-28-BZ.

APPLICANT—Edward J. Bausch, for Philip Sachs, owner.

PREMISES—Northwest corner of Margaret place (Trotting Horse Lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

276-28-BZ.

APPLICANT—Palmer H. Ogden, for Cannabbe Holding Corp. and 31st Street Holding Corp., owners.

PREMISES—371-377 Seventh avenue and 142-162 West 31st street, southeast corner, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a two times height district the erection of the street wall of a building to a height exceeding the limit set by the zone resolution.

305-28-BZ.

APPLICANT—Rosenson & Lorence, for Causeway Boulevard Corp., owner.

PREMISES—160-46 to 160-54 Woodhaven boulevard and 92-09 to 92-15 161st avenue (Grimm avenue), northwest corner, Howard Beach, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

SEPTEMBER 25, 1928, 10 A. M.

Appeals from Administrative Orders.

199-28-A—97-101 John street and 1-13 Cliff street, Manhattan.

233-28-A—260-274 Greenwich street, Manhattan.

270-28-A—27 Skillman street, Brooklyn.

273-28-A—8 Cooper square, Manhattan.

282-28-A—285-293 Fifth avenue, Manhattan.

291-28-A—3753 89th street, Jackson Heights, Borough of Queens.

312-28-A—2706-2712 40th avenue, Long Island City, Borough of Queens.

315-28-A—Northeast corner of Varian place and Sprague street (76th street), Glendale, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 25, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 122-28-BZ—Application, February 8, 1928, under section 21 of the building zone resolution of Nathan D. Shapiro & Brothers, applicants, on behalf of David Katz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.

CAL. NO. 159-28-BZ—Application, February 24, 1928, under sections 6, 7(a-b-e) and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyman Chipkin and Meyer Chipkin, owners, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 796-804 Park avenue, Brooklyn.

CAL. NO. 73-28-BZ—Application, January 26, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Bernbro Realty Corp., owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Corlear avenue and West 230th street, The Bronx.

CAL. NO. 230-28-BZ—Application, March 14, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Billbuck Co., Inc., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2400 Third avenue, east side, 25 ft. north of East 187th street, The Bronx.

CAL. NO. 20-28-BZ—Application, January 10, 1928, under section 21 of the building zone resolution, of Philip Freshman, applicant, on behalf of Markus Siegelman, owner, to permit in a residence district the erection and maintenance of buildings for store purposes; premises 99-100-101 Prospect Park Southwest and 617-617a-617½ 16th street, northwest corner, Brooklyn.

CAL. NO. 40-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Surpass Realty Corp., owner, to permit in a "C" area and also a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required at a point 23 ft. above curb level under the zone resolution; premises 2075-2103 White Plains road, west side, 50 ft. north of Brady avenue, The Bronx.

CAL. NO. 240-28-BZ—Application, March 20, 1928, under sections 7a and 21 of the building zone

CALENDAR

resolution, of McCooey & Conroy, applicants, on behalf of Geraldine Norton, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3502 Far Rockaway boulevard, 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

CAL. NO. 200-28-BZ—Application, March 5, 1928, under section 21 of the building zone resolution, of Liebler Brothers, applicants, and owners, to permit in a business district the erection and maintenance of a gasoline service station premises 218-224 West 230th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 2, 1928, 10 A. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

318-28-A—102 Fulton street, Manhattan.

322-28-A—1730 Andrews avenue, The Bronx.

323-28-A—1746 Andrews avenue, The Bronx.

324-28-A—89-04 148th street (Myrtle avenue), southwest corner of 89th avenue (Shelton avenue), Jamaica, Borough of Queens.

325-28-A—1760 Andrews avenue, The Bronx.

326-28-A—519-521 Fifth avenue and 2-4 East 44th street, northeast corner, Manhattan.

350-28-A—330 Rivington street, Manhattan.

351-28-A—28-30 East 10th street, Manhattan.

352-28-A—57-59 East 11th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 2, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

CAL. NO. 100-28-BZ—Application, February 2, 1928, under section 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Kraft, owner, to permit, partly in a business district and partly in a residence district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 2138 Westchester avenue, south side, 347.20 ft. west of Castle Hill avenue, The Bronx.

CAL. NO. 265-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Flostrand Realities, Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

RULES

COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

*Amended Resolution Adopted by the Board of Appeals,
March 16, 1920, Under Cal. No. 549-17-BZ*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1927.....	669
Cases filed up to August 8, 1928.....	658
Restored to calendar.....	61
MISCELLANEOUS APPLICATIONS.	
Requests to reopen.....	151
Requests to amend.....	32
Requests for modification.....	10
Requests to rescind.....	3
Requests for extension of time.....	26
Requests for extension of permit.....	8
Requests for mechanical installations.....	0
Requests for approval of plans.....	20
Administrative requests.....	0
Requests for interpretation.....	5
Total	1643
Disposed of.....	1052
Cases pending August 8, 1928.....	591

DISPOSITION OF CASES.	
Withdrawn	118
Dismissed	64
Denied	205
Granted	2
Granted on condition.....	346
Appliances approved.....	38
Appliances dismissed, disapproved or withdrawn.....	12
Rules approved.....	2
Rules disapproved or rescinded.....	0
MISCELLANEOUS ACTIONS.	
Requests to reopen granted.....	131
Requests to reopen denied.....	20
Requests to amend granted.....	31
Requests to amend denied.....	0
Requests for modification granted.....	7
Requests for modification denied.....	3
Requests to rescind granted.....	3
Requests to rescind denied.....	0
Requests for extension of time granted.....	24
Requests for extension of time denied.....	2
Requests for extension of permit granted.....	7
Requests for extension of permit denied.....	1
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	19
Plans disapproved.....	1
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	5
Requests withdrawn or dismissed.....	1
Total	1052

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to
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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 11, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 18, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

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This issue of the Bulletin contains, in the order given—

Docket.

Notice of Adjournment.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Progress Report.

CALENDAR

DOCKET.

New Cases Filed up to August 15, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
670-28-S.....	B.B.M....	347-353 W. 39th st., Man., N. B. 136-28
669-28-BZ.....	B.B.Bx...	1679 Monroe ave., Bx., N. B. 2278-27
668-28-A.....	F.D.....	7-9 Harrison st., Man., L. C. 42056
667-28-SA.....	F.D.....	Rexoil Domestic and Industrial Fuel Oil Burner, Appliance
666-28-S.....	F.D.....	143-145 W. 20th st., Man., L. D. 20120
665-28-BZ.....	B.B.B....	2022-2034 Bedford ave., Bklyn., Applic. 13182-28
664-28-BZ.....	F.D.....	636-640 Gates ave., Bklyn., N. B. 2615-28
663-28-SA.....	F.D.....	Dist-O-Matic Oil Burner, Appliance
662-28-BZ.....	B.B.Q....	Northeast corner of Grand ave. & 72nd pl., Maspeth, Q., N. B. 5772-28
661-28-BZ.....	F.D.....	Southwest corner of Amboy rd. & Richmond ave., Eltingville, Rich., Plan No. 2399-28
660-28-BZ.....	B.B.B....	130-138 Brighton Beach ave., Bklyn., N. B. 11237-1928
659-28-BZ.....	B.B.M....	470 Convent ave., Man., Alt. 1476-28

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

NOTICE

Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 11, 1928, at 10 a. m. and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.

During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also for consultation and other business.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 11, 1928,

Building Zone Cases.

- 165-28-BZ.
APPLICANT—Philip Freshman, for Roma Development Corp., owner.
PREMISES—1535-1547 Gravesend avenue, east side, 300 ft. south of Avenue M, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection of a garage for the storage of more than five (5) motor vehicles.
- 202-28-BZ.
APPLICANT—William Shary, for Edwin Estates Co., Inc., owner.
PREMISES—1506 Bronxdale avenue, southeast corner of Poplar street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 211-28-BZ.
APPLICANT—William A. Schroeder, owner.
PREMISES—North side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.
- 244-28-BZ.
APPLICANT—William R. Bayes, for Gravesend Realty Corp., owner.
PREMISES—1602-1604 Kings Highway, southeast corner of East 16th street, Brooklyn.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.
- 253-28-BZ.
APPLICANT—William F. Doyle, for Ryan Brothers, owners.
PREMISES—7817-7825 Third avenue and 301-313 79th street, northeast corner, Brooklyn.
APPLICATION, under sections 21, 7a, 7b and 7g of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
- 259-28-BZ.
APPLICANT—Samuel Rosenblum, for Charles Lippman and Philip Cohen, owners.
PREMISES—5370-5374 Metropolitan avenue, southwest corner of Rene place, Ridgewood, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 264-28-BZ.
APPLICANT—William F. Doyle, for Lottie Cutler, owner.
PREMISES—120-06 Sutphin boulevard and 147-24 120th avenue, southwest corner, Jamaica, Borough of Queens.

CALENDAR

APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

266-28-BZ.

APPLICANT—Samuel Rosenblum, for Forrest Park Mortgage Corp., Inc., owner.

PREMISES—2370-2386 Myrtle avenue, southwest corner of Summerfield street, Ridgewood, Borough of Queens.

APPLICATION, under sections 7b, 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building (store).

SEPTEMBER 11, 1928, 10 A. M.

Appeals from Administrative Orders.

174-28-A—13-21 Park Row and 13 Ann street, Manhattan.

64-28-A—114-116 East 28th street, Manhattan.

104-28-A—42-46 West 33rd street, Manhattan.

197-28-A—9130 113th street, Richmond Hill, Borough of Queens.

235-28-A—133-159 Ingraham street, Brooklyn.

246-28-A—245 West 72nd street, Manhattan.

1313-27-A—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 11, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 48-28-BZ—Application, January 18, 1928, under sections 7g and 21 of the building zone resolution, of Schreiber, Collins, Myers & Buchter, applicants, on behalf of Fort Lee Ferry Garage Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 228-232 Nagle avenue, Manhattan.

CAL. NO. 71-28-BZ—Application, January 26, 1928, under sections 7e and 21 of the building zone resolution, of Max Handel, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.

CAL. NO. 1283-27-BZ—Application, December 8, 1927, under section 21 of the building zone resolution, of Robert E. Maloney, applicant, on behalf of Edlar Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

CAL. NO. 1323-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution,

tion, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

CAL. NO. 116-28-BZ—Application, February 7, 1928, under sections 7g and 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Clifbert Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 865-877 Ralph avenue, Brooklyn.

CAL. NO. 180-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Horace Smith, owner, to permit in a business district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles; premises 410 City Island avenue, east side, 100.41 ft. north of Ditmars avenue, The Bronx.

CAL. NO. 221-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of William A. Sullivan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 176-17 to 176-25 Baisley boulevard and 120-12 to 120-28 Merrick boulevard, St. Albans, Borough of Queens.

CAL. NO. 223-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Edward J. Foy, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 329-53 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

CAL. NO. 145-28-BZ—Application, February 16, 1928, under sections 7b and 21 of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of Avery Garage Corp., owner, to permit the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five (5) motor vehicles; premises northeast corner of Blossom avenue and Crommelin avenue and 35 Avery avenue, Flushing, Borough of Queens.

CAL. NO. 196-28-BZ—Application, March 2, 1928, under sections 7a, 7c and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Bayer Holding Corp., owner, to permit in a residence district the extension in height and area of an existing laundry; premises 99 Tompkins place, east side, 500 ft. north of Central avenue, Glendale, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

CALENDAR

SEPTEMBER 11, 1928, 2 P. M.

Petitions for Variations.

- 81-27-S—48-56 West 48th street, Manhattan.
 69-28-S—237-245 West 35th street, Manhattan.
 105-28-S—42-46 West 33rd street, Manhattan.
 175-28-S—423 Whitlock avenue, The Bronx.
 181-28-S—20-22 West 57th street, Manhattan.
 313-28-S—219-221 Sixth avenue, Manhattan.
 99-28-S—15 East 53rd street, Manhattan.
 218-28-S—1793-1799 Jerome avenue, The Bronx.

Appliance Submitted for Approval.

- 569-26-SA—Trowbridge & Schellens Oil Burner, approval of.

Rules.

- 217-21-SR—Fuel Oil Rules, proposed amendment to rule 20.

CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 18, 1928, 2 P. M.

Building Zone Cases.

- 569-27-BZ.
 APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.
 PREMISES—Southeast corner of Fourth avenue and 12th street, Brooklyn.
 APPLICATION, under sections 7g and 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

- 540-27-BZ.
 APPLICANT—F. Matthew Buermann, substituted for Henry J. Nurick, for Abraham Goldinger, owner.
 PREMISES—725-727 Bedford avenue, Brooklyn.
 APPLICATION, under sections 7g and 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

- 314-28-BZ.
 APPLICANT—William F. Doyle, for 1738 Crotona Park Co., owner.
 PREMISES—902-914 Westchester avenue, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

- 14-27-BZ.
 APPLICANT—McCoey & Conroy, substituted for James W. Byrnes, for Prior Realty Co., Inc., owner.
 PREMISES—92-110 East 98th street, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

- 38-28-BZ.
 APPLICANT—Philip J. Sinnott, for Roth Estate, owner.
 PREMISES—192-208 East 98th street, west side, 84 ft. 9 7/8 in. north of Kings Highway, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of

a building to be used as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

74-28-BZ.

APPLICANT—Crocker National Fire Prevention Engineering Co., substituted for Fox, Weller & Wintner, for Roland Lievendag, owner.

PREMISES—45-76 to 45-80 164th street (24th street), northwest corner of 46th avenue (Queens avenue), Flushing, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.

321-28-BZ.

APPLICANT—White & Case, for The New York Trust Co., owner.

PREMISES—277 Madison avenue and 24-26 East 40th street, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of an office building.

1237-27-BZ.

APPLICANT—Kate Ruchlis and Israel Berkenfeld, owners.
 PREMISES—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

SEPTEMBER 18, 1928, 10 A. M.

Appeals from Administrative Orders.

- 140-28-A—12-16 John street, Manhattan.
 260-28-A—528 East Fordham road, southeast corner of Bathgate avenue, The Bronx.
 134-28-A—450-458 19th street, Brooklyn.
 143-28-A—96-98 Liberty street, Manhattan.
 247-28-A—304-306 West 49th street, Manhattan.
 254-28-A—212-218 West 83rd street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 18, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 101-28-BZ—Application, February 2, 1928, under sections 7e and 7c of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Ahneman & Younkheere, Inc., owner, to permit in a business district the alteration and extension

CALENDAR

of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the required rear yard; premises 3402 Bailey avenue, east side, 761.42 ft. north of Summit place, The Bronx.

CAL. NO. 149-28-BZ—Application, February 18, 1928, under section 21 of the building zone resolution, of Peter Spinoso, applicant, on behalf of Kathryn F. Sheridan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 261 Potter avenue, north side, 51 ft. east of Second avenue, Astoria, Borough of Queens.

CAL. NO. 178-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Rosenson & Lorence, applicants, on behalf of Charles Uhlinger, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2-6 Herbert street and 153-159 Richardson street, Brooklyn.

CAL. NO. 222-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Angelina R. Schad, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.

CAL. NO. 232-28-BZ—Application, March 15, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Nostrand Holding Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 445 Empire boulevard, north side, 202 ft. 2½ in. east of New York avenue, Brooklyn.

CAL. NO. 179-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of May Bloom, owner, to permit the extension in area of an existing gasoline service station; premises 2504 Boston Post road, northeast corner of Mace avenue, The Bronx.

CAL. NO. 209-28-BZ—Application, March 7, 1928, under sections 7g and 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Mt. Pleasant Estate, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 430-442 West 125th street and 1-9 La Salle place, northwest corner, Manhattan.

CAL. NO. 243-28-BZ—Application, March 21, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Essanarr Garage Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2489-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

CAL. NO. 245-28-BZ—Application, March 21, 1928, under sections 7c and 21 of the building zone resolution, of Thomas W. Lamb, Inc., applicant, on behalf of Highbridge Realty Corp., owner, to permit the extension, from a business district into a residence district, of a proposed business building (theatre); premises 4140-4156 Broadway, 660-662 West 176th street, 651-661 West 175th street and 40-54 Wadsworth avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 18, 1928, 2 P. M.

Petitions for Variations.

242-28-S—565-567 Broadway and 82-86 Prince street, Manhattan.

320-28-S—11-19 West 19th street and 10-16 West 20th street, Manhattan.

331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.

332-28-S—330-342 West 38th street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 25, 1928, 2 P. M.

Building Zone Cases.

29-28-BZ.

APPLICANT—Philip J. Sinnott, for Issidor Dunitz, owner.
PREMISES—1952-1956 Eastern Parkway Extension, east side, 5 ft 1½ in. north of Truxton street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station

198-28-BZ.

APPLICANT—Walter Pfaendler, for Lantic Corporation, owner.

PREMISES—505-517 Pacific street, northeast corner of Third avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

231-28-BZ.

APPLICANT—Daniel Campbell, Jr., for James Macbeth, owner.

PREMISES—Block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-44 Sutphin boulevard), Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

300-28-BZ.

APPLICANT—Edward F. Fox, for Tilles & Haves, Inc., owner.

PREMISES—109-57 to 109-65 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellaire, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

CALENDAR

309-28-BZ.

APPLICANT—William F. Doyle, for B. M. Maltz and Sons, Inc., owner.

PREMISES—2323-2331 Flatbush avenue, northeast corner of Utica avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

139-28-BZ.

APPLICANT—The Grace Club, Inc., owner.

PREMISES—147-151 East 21st street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the maintenance of a building occupied as a restaurant on the basement story.

160-28-BZ.

APPLICANT—Edward J. Bausch, for Philip Sachs, owner.

PREMISES—Northwest corner of Margaret place (Trotting Horse Lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

276-28-BZ.

APPLICANT—Palmer H. Ogden, for Cannabbe Holding Corp. and 31st Street Holding Corp., owners.

PREMISES—371-377 Seventh avenue and 142-162 West 31st street, southeast corner, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a two times height district the erection of the street wall of a building to a height exceeding the limit set by the zone resolution.

305-28-BZ.

APPLICANT—Rosenson & Lorence, for Causeway Boulevard Corp., owner.

PREMISES—160-46 to 160-54 Woodhaven boulevard and 92-09 to 92-15 161st avenue (Grimm avenue), northwest corner, Howard Beach, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

SEPTEMBER 25, 1928, 10 A. M.

Appeals from Administrative Orders.

199-28-A—97-101 John street and 1-13 Cliff street, Manhattan.

233-28-A—260-274 Greenwich street, Manhattan.

270-28-A—27 Skillman street, Brooklyn.

273-28-A—8 Cooper square, Manhattan.

282-28-A—285-293 Fifth avenue, Manhattan.

291-28-A—3753 89th street, Jackson Heights, Borough of Queens.

312-28-A—2706-2712 40th avenue, Long Island City, Borough of Queens.

315-28-A—Northeast corner of Varian place and Sprague street (76th street), Glendale, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 25, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 122-28-BZ—Application, February 8, 1928, under section 21 of the building zone resolution of Nathan D. Shapiro & Brothers, applicants, on behalf of David Katz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.

CAL. NO. 159-28-BZ—Application, February 24, 1928, under sections 6, 7(a-b-e) and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyman Chipkin and Meyer Chipkin, owners, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 796-804 Park avenue, Brooklyn.

CAL. NO. 73-28-BZ—Application, January 26, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Bernbro Realty Corp., owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Corlear avenue and West 230th street, The Bronx.

CAL. NO. 230-28-BZ—Application, March 14, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Billbuck Co., Inc., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2400 Third avenue, east side, 25 ft. north of East 187th street, The Bronx.

CAL. NO. 20-28-BZ—Application, January 10, 1928, under section 21 of the building zone resolution, of Philip Freshman, applicant, on behalf of Markus Siegelman, owner, to permit in a residence district the erection and maintenance of buildings for store purposes; premises 99-100-101 Prospect Park Southwest and 617-617a-617½ 16th street, northwest corner, Brooklyn.

CAL. NO. 40-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Surpass Realty Corp., owner, to permit in a "C" area and also a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required at a point 23 ft. above curb level under the zone resolution; premises 2075-2103 White Plains road, west side, 50 ft. north of Brady avenue, The Bronx.

CAL. NO. 240-28-BZ—Application, March 20, 1928, under sections 7a and 21 of the building zone

CALENDAR

resolution, of McCooey & Conroy, applicants, on behalf of Geraldine Norton, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3502 Far Rockaway boulevard, 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

CAL. NO. 200-28-BZ—Application, March 5, 1928, under section 21 of the building zone resolution, of Liebler Brothers, applicants, and owners, to permit in a business district the erection and maintenance of a gasoline service station premises 218-224 West 230th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 2, 1928, 10 A. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

318-28-A—102 Fulton street, Manhattan.

322-28-A—1730 Andrews avenue, The Bronx.

323-28-A—1746 Andrews avenue, The Bronx.

324-28-A—89-04 148th street (Myrtle avenue), southwest corner of 89th avenue (Shelton avenue), Jamaica, Borough of Queens.

325-28-A—1760 Andrews avenue, The Bronx.

326-28-A—519-521 Fifth avenue and 2-4 East 44th street, northeast corner, Manhattan.

350-28-A—330 Rivington street, Manhattan.

351-28-A—28-30 East 10th street, Manhattan.

352-28-A—57-59 East 11th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 2, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

CAL. NO. 100-28-BZ—Application, February 2, 1928, under section 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Kraft, owner, to permit, partly in a business district and partly in a residence district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 2138 Westchester avenue, south side, 347.20 ft. west of Castle Hill avenue, The Bronx.

CAL. NO. 265-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Flostrand Realties, Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

RULES

COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

*Amended Resolution Adopted by the Board of Appeals,
March 16, 1920, Under Cal. No. 549-17-BZ*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant.

PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1927.....	669
Cases filed up to August 15, 1928.....	670
Restored to calendar.....	61

MISCELLANEOUS APPLICATIONS.	
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Requests to amend.....	32
Requests for modification.....	10
Requests to rescind.....	3
Requests for extension of time.....	26
Requests for extension of permit.....	8
Requests for mechanical installations.....	0
Requests for approval of plans.....	20
Administrative requests.....	0
Requests for interpretation.....	5
Total	1655
Disposed of.....	1052
Cases pending August 15, 1928.....	603

DISPOSITION OF CASES.	
Withdrawn	118
Dismissed	64
Denied	205
Granted	2
Granted on condition.....	346
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Appliances dismissed, disapproved or withdrawn.....	22
Rules approved.....	2
Rules disapproved or rescinded.....	0

MISCELLANEOUS ACTIONS.	
Requests to reopen granted.....	131
Requests to reopen denied.....	20
Requests to amend granted.....	31
Requests to amend denied.....	0
Requests for modification granted.....	7
Requests for modification denied.....	3
Requests to rescind granted.....	3
Requests to rescind denied.....	0
Requests for extension of time granted.....	24
Requests for extension of time denied.....	2
Requests for extension of permit granted.....	7
Requests for extension of permit denied.....	1
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	19
Plans disapproved.....	1
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	5
Requests withdrawn or dismissed.....	1
Total	1052

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 35

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 11, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 18, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

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This issue of the Bulletin contains, in the order given—

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Notice of Adjournment.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Notice of Public Hearing—Amendment to Fuel Oil Rules.

Progress Report.

CALENDAR

DOCKET.

New Cases Filed up to August 22, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
684-28-BZ.....	B.B.B....	740 Fifth ave., Bklyn., Applic. 12275-28
683-28-BZ.....	B.B.B....	314-316 Stone ave., Bklyn., Applic. 19277-27
682-28-S.....	F.D.....	138 Prince st., Man., L. D. 33093
681-28-S.....	F.D.....	1557-1561 Dean st., Bklyn., L. D. 35363
680-28-A.....	F.D.....	227 E. 105th st., Man., L. C. 44095
679-28-A.....	F.D.....	329-331 W. 15th st., Man., L. C. 44158
678-28-BZ.....	B.B.Bx...	2199 Grand Concourse, Bx., N. B. 1508-28
677-28-BZ.....	B.B.Bx...	2191 Grand Concourse, Bx., N. B. 1509-28
676-28-BZ.....	F.D.....	Southwest corner of Rockaway blvd. & 128th st., South Ozone Park, Q., Alt. 474-28
675-28-S.....	F.D.....	94 Chambers st., Man., L. D. 36936
674-28-S.....	F.D.....	40 East Broadway, Man., L. D. 35065
673-28-BZ.....	B.B.M....	477 W. 150th st., Man., Alt. 1694-28
672-28-BZ.....	B.B.Q....	Northeast corner of VanWyck blvd. & Lincoln ave., Ja- maica, Q., N. B. 15301-27
671-28-S.....	F.D.....	743 Fifth ave., Man., L. D. 42215 & 42216

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

NOTICE

Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 11, 1928, at 10 a. m. and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.

During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also for consultation and other business.

CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 11, 1928,

Building Zone Cases.

- 165-28-BZ.
APPLICANT—Philip Freshman, for Roma Development Corp., owner.
PREMISES—1535-1547 Gravesend avenue, east side, 300 ft. south of Avenue M, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection of a garage for the storage of more than five (5) motor vehicles.
- 202-28-BZ.
APPLICANT—William Shary, for Edwin Estates Co., Inc., owner.
PREMISES—1506 Bronxdale avenue, southeast corner of Poplar street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 211-28-BZ.
APPLICANT—William A. Schroeder, owner.
PREMISES—North side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.
- 244-28-BZ.
APPLICANT—William R. Bayes, for Gravesend Realty Corp., owner.
PREMISES—1602-1604 Kings Highway, southeast corner of East 16th street, Brooklyn.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.
- 253-28-BZ.
APPLICANT—William F. Doyle, for Ryan Brothers, owners.
PREMISES—7817-7825 Third avenue and 301-313 79th street, northeast corner, Brooklyn.
APPLICATION, under sections 21, 7a, 7b and 7g of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
- 259-28-BZ.
APPLICANT—Samuel Rosenblum, for Charles Lippman and Philip Cohen, owners.
PREMISES—5370-5374 Metropolitan avenue, southwest corner of Rene place, Ridgewood, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 264-28-BZ.
APPLICANT—William F. Doyle, for Lottie Cutler, owner.
PREMISES—120-06 Sutphin boulevard and 147-24 120th avenue, southwest corner, Jamaica, Borough of Queens.

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APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

266-28-BZ.

APPLICANT—Samuel Rosenblum, for Forrest Park Mortgage Corp., Inc., owner.

PREMISES—2370-2386 Myrtle avenue, southwest corner of Summerfield street, Ridgewood, Borough of Queens.

APPLICATION, under sections 7b, 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building (store).

SEPTEMBER 11, 1928, 10 A. M.

Appeals from Administrative Orders.

174-28-A—13-21 Park Row and 13 Ann street, Manhattan.

64-28-A—114-116 East 28th street, Manhattan.

104-28-A—42-46 West 33rd street, Manhattan.

197-28-A—9130 113th street, Richmond Hill, Borough of Queens.

235-28-A—133-159 Ingraham street, Brooklyn.

246-28-A—245 West 72nd street, Manhattan.

1313-27-A—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 11, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 48-28-BZ—Application, January 18, 1928, under sections 7g and 21 of the building zone resolution, of Schreiber, Collins, Myers & Buchter, applicants, on behalf of Fort Lee Ferry Garage Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 228-232 Nagle avenue, Manhattan.

CAL. NO. 71-28-BZ—Application, January 26, 1928, under sections 7e and 21 of the building zone resolution, of Max Handel, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.

CAL. NO. 1283-27-BZ—Application, December 8, 1927, under section 21 of the building zone resolution, of Robert E. Maloney, applicant, on behalf of Edlar Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

CAL. NO. 1322-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution,

tion, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

CAL. NO. 116-28-BZ—Application, February 7, 1928, under sections 7g and 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Clifbert Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 865-877 Ralph avenue, Brooklyn.

CAL. NO. 180-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Horace Smith, owner, to permit in a business district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles; premises 410 City Island avenue, east side, 100.41 ft. north of Ditmars avenue, The Bronx.

CAL. NO. 221-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of William A. Sullivan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 176-17 to 176-25 Baisley boulevard and 120-12 to 120-28 Merrick boulevard, St. Albans, Borough of Queens.

CAL. NO. 223-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Edward J. Foy, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 329-53 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

CAL. NO. 145-28-BZ—Application, February 16, 1928, under sections 7b and 21 of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of Avery Garage Corp., owner, to permit the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five (5) motor vehicles; premises northeast corner of Blossom avenue and Crommelin avenue and 35 Avery avenue, Flushing, Borough of Queens.

CAL. NO. 196-28-BZ—Application, March 2, 1928, under sections 7a, 7c and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Bayer Holding Corp., owner, to permit in a residence district the extension in height and area of an existing laundry; premises 99 Tompkins place, east side, 500 ft. north of Central avenue, Glendale, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

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SEPTEMBER 11, 1928, 2 P. M.

Petitions for Variations.

- 81-27-S—48-56 West 48th street, Manhattan.
 69-28-S—237-245 West 35th street, Manhattan.
 105-28-S—42-46 West 33rd street, Manhattan.
 175-28-S—423 Whitlock avenue, The Bronx.
 181-28-S—20-22 West 57th street, Manhattan.
 313-28-S—219-221 Sixth avenue, Manhattan.
 99-28-S—15 East 53rd street, Manhattan.
 218-28-S—1793-1799 Jerome avenue, The Bronx.

Appliance Submitted for Approval.

- 569-26-SA—Trowbridge & Schellens Oil Burner, approval of.

Rules.

- 217-21-SR—Fuel Oil Rules, proposed amendment to rule 20.

CALL OF CLERK'S CALENDAR
 TUESDAY, SEPTEMBER 18, 1928, 2 P. M.

Building Zone Cases.

- 569-27-BZ.
 APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.
 PREMISES—Southeast corner of Fourth avenue and 12th street, Brooklyn.
 APPLICATION, under sections 7g and 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

- 540-27-BZ.
 APPLICANT—F. Matthew Buermann, substituted for Henry J. Nurick, for Abraham Goldinger, owner.
 PREMISES—725-727 Bedford avenue, Brooklyn.
 APPLICATION, under sections 7g and 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

- 314-28-BZ.
 APPLICANT—William F. Doyle, for 1738 Crotona Park Co., owner.
 PREMISES—902-914 Westchester avenue, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

- 14-27-BZ.
 APPLICANT—McCooey & Conroy, substituted for James W. Byrnes, for Prior Realty Co., Inc., owner.
 PREMISES—92-110 East 98th street, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

- 38-28-BZ.
 APPLICANT—Philip J. Sinnott, for Roth Estate, owner.
 PREMISES—192-208 East 98th street, west side, 84 ft. 9 7/8 in. north of Kings Highway, Brooklyn.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of

a building to be used as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

- 74-28-BZ.
 APPLICANT—Crocker National Fire Prevention Engineering Co., substituted for Fox, Weller & Wintner, for Roland Lievendag, owner.
 PREMISES—45-76 to 45-80 164th street (24th street), northwest corner of 46th avenue (Queens avenue), Flushing, Borough of Queens.
 APPLICATION, under sections 7c and 21 of the building zone resolution,
 TO PERMIT, partly in a business district and partly in a residence district, the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.

- 321-28-BZ.
 APPLICANT—White & Case, for The New York Trust Co., owner.
 PREMISES—277 Madison avenue and 24-26 East 40th street, Manhattan.
 APPLICATION, under sections 7c and 21 of the building zone resolution,
 TO PERMIT in a residence district, extending from a business district, the erection and maintenance of an office building.

- 1237-27-BZ.
 APPLICANT—Kate Ruchlis and Israel Berkenfeld, owners.
 PREMISES—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.
 APPLICATION, under sections 7g and 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

SEPTEMBER 18, 1928, 10 A. M.

Appeals from Administrative Orders.

- 140-28-A—12-16 John street, Manhattan.
 260-28-A—528 East Fordham road, southeast corner of Bathgate avenue, The Bronx.
 134-28-A—450-458 19th street, Brooklyn.
 143-28-A—96-98 Liberty street, Manhattan.
 247-28-A—304-306 West 49th street, Manhattan.
 254-28-A—212-218 West 83rd street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 18, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

- CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

- CAL. NO. 101-28-BZ—Application, February 2, 1928, under sections 7e and 7c of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Ahneman & Younkheere, Inc., owner, to permit in a business district the alteration and extension

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of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the required rear yard; premises 3402 Bailey avenue, east side, 761.42 ft. north of Summit place, The Bronx.

CAL. NO. 149-28-BZ—Application, February 18, 1928, under section 21 of the building zone resolution, of Peter Spinoso, applicant, on behalf of Kathryn F. Sheridan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 261 Potter avenue, north side, 51 ft. east of Second avenue, Astoria, Borough of Queens.

CAL. NO. 178-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Rosenson & Lorence, applicants, on behalf of Charles Uhlinger, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2-6 Herbert street and 153-159 Richardson street, Brooklyn.

CAL. NO. 222-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Angelina R. Schad, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.

CAL. NO. 232-28-BZ—Application, March 15, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Nostrand Holding Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 445 Empire boulevard, north side, 202 ft. 2 3/8 in. east of New York avenue, Brooklyn.

CAL. NO. 179-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of May Bloom, owner, to permit the extension in area of an existing gasoline service station; premises 2504 Boston Post road, northeast corner of Mace avenue, The Bronx.

CAL. NO. 209-28-BZ—Application, March 7, 1928, under sections 7g and 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Mt. Pleasant Estate, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 430-442 West 125th street and 1-9 La Salle place, northwest corner, Manhattan.

CAL. NO. 243-28-BZ—Application, March 21, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Essanarr Garage Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2489-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

CAL. NO. 245-28-BZ—Application, March 21, 1928, under sections 7c and 21 of the building zone resolution, of Thomas W. Lamb, Inc., applicant, on behalf of Highbridge Realty Corp., owner, to permit the extension, from a business district into a residence district, of a proposed business building (theatre); premises 4140-4156 Broadway, 660-662 West 176th street, 651-661 West 175th street and 40-54 Wadsworth avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 18, 1928, 2 P. M.

Petitions for Variations.

242-28-S—565-567 Broadway and 82-86 Prince street, Manhattan.

320-28-S—11-19 West 19th street and 10-16 West 20th street, Manhattan.

331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.

332-28-S—330-342 West 38th street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 25, 1928, 2 P. M.

Building Zone Cases.

29-28-BZ.

APPLICANT—Philip J. Sinnott, for Issidor Dunitz, owner.
PREMISES—1952-1956 Eastern Parkway Extension, east side, 5 ft 1 1/2 in. north of Truxton street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station

198-28-BZ.

APPLICANT—Walter Pfaendler, for Lantic Corporation, owner.
PREMISES—505-517 Pacific street, northeast corner of Third avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

231-28-BZ.

APPLICANT—Daniel Campbell, Jr., for James Macbeth, owner.

PREMISES—Block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-44 Sutphin boulevard), Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

300-28-BZ.

APPLICANT—Edward F. Fox, for Tilles & Haves, Inc., owner.

PREMISES—109-57 to 109-65 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellaire, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

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309-28-BZ.

APPLICANT—William F. Doyle, for B. M. Maltz and Sons, Inc., owner.

PREMISES—2323-2331 Flatbush avenue, northeast corner of Utica avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

139-28-BZ.

APPLICANT—The Grace Club, Inc., owner.

PREMISES—147-151 East 21st street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the maintenance of a building occupied as a restaurant on the basement story.

160-28-BZ.

APPLICANT—Edward J. Bausch, for Philip Sachs, owner.

PREMISES—Northwest corner of Margaret place (Trotting Horse Lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

276-28-BZ.

APPLICANT—Palmer H. Ogden, for Cannabbe Holding Corp. and 31st Street Holding Corp., owners.

PREMISES—371-377 Seventh avenue and 142-162 West 31st street, southeast corner, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a two times height district the erection of the street wall of a building to a height exceeding the limit set by the zone resolution.

305-28-BZ.

APPLICANT—Rosenson & Lorence, for Causeway Boulevard Corp., owner.

PREMISES—160-46 to 160-54 Woodhaven boulevard and 92-09 to 92-15 161st avenue (Grimm avenue), northwest corner, Howard Beach, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

SEPTEMBER 25, 1928, 10 A. M.

Appeals from Administrative Orders.

199-28-A—97-101 John street and 1-13 Cliff street, Manhattan.

233-28-A—260-274 Greenwich street, Manhattan.

270-28-A—27 Skillman street, Brooklyn.

273-28-A—8 Cooper square, Manhattan.

282-28-A—285-293 Fifth avenue, Manhattan.

291-28-A—3753 89th street, Jackson Heights, Borough of Queens.

312-28-A—2706-2712 40th avenue, Long Island City, Borough of Queens.

315-28-A—Northeast corner of Varian place and Sprague street (76th street), Glendale, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 25, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 122-28-BZ—Application, February 8, 1928, under section 21 of the building zone resolution of Nathan D. Shapiro & Brothers, applicants, on behalf of David Katz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.

CAL. NO. 159-28-BZ—Application, February 24, 1928, under sections 6, 7(a-b-e) and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyman Chipkin and Meyer Chipkin, owners, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 796-804 Park avenue, Brooklyn.

CAL. NO. 73-28-BZ—Application, January 26, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Bernbro Realty Corp., owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Corlear avenue and West 230th street, The Bronx.

CAL. NO. 230-28-BZ—Application, March 14, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Billbuck Co., Inc., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2400 Third avenue, east side, 25 ft. north of East 187th street, The Bronx.

CAL. NO. 20-28-BZ—Application, January 10, 1928, under section 21 of the building zone resolution, of Philip Freshman, applicant, on behalf of Markus Siegelman, owner, to permit in a residence district the erection and maintenance of buildings for store purposes; premises 99-100-101 Prospect Park Southwest and 617-617a-617½ 16th street, northwest corner, Brooklyn.

CAL. NO. 40-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Surpass Realty Corp., owner, to permit in a "C" area and also a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required at a point 23 ft. above curb level under the zone resolution; premises 2075-2103 White Plains road, west side, 50 ft. north of Brady avenue, The Bronx.

CAL. NO. 240-28-BZ—Application, March 20, 1928, under sections 7a and 21 of the building zone

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resolution, of McCooey & Conroy, applicants, on behalf of Geraldine Norton, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3502 Far Rockaway boulevard, 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

CAL. NO. 200-28-BZ—Application, March 5, 1928, under section 21 of the building zone resolution, of Liebler Brothers, applicants, and owners, to permit in a business district the erection and maintenance of a gasoline service station premises 218-224 West 230th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 2, 1928, 10 A. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

318-28-A—102 Fulton street, Manhattan.

322-28-A—1730 Andrews avenue, The Bronx.

323-28-A—1746 Andrews avenue, The Bronx.

324-28-A—89-04 148th street (Myrtle avenue), southwest corner of 89th avenue (Shelton avenue), Jamaica, Borough of Queens.

325-28-A—1760 Andrews avenue, The Bronx.

326-28-A—519-521 Fifth avenue and 2-4 East 44th street, northeast corner, Manhattan.

350-28-A—330 Rivington street, Manhattan.

351-28-A—28-30 East 10th street, Manhattan.

352-28-A—57-59 East 11th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 2, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

CAL. NO. 100-28-BZ—Application, February 2, 1928, under section 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Kraft, owner, to permit, partly in a business district and partly in a residence district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 2138 Westchester avenue, south side, 347.20 ft. west of Castle Hill avenue, The Bronx.

CAL. NO. 265-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Flostrand Realty, Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

PUBLIC HEARING

PROPOSED AMENDMENT TO FUEL OIL RULES—RULE 20

(217-21-SR)
(598-19-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Tuesday, September 11, 1928, at 2 p. m., Room 1013, Municipal Building, on proposed amendments to Rule 20 of Fuel Oil Rules.

Matter in [] is old matter to be removed.

Rule 20. Fire Protection for Grade A and Grade B oil in Domestic Installations in dwellings occupied by not more than two families and in old law tenements occupied by three or more families in new law tenements and in commercial plants.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace shall be covered with approved fire-retarding material; the ceiling, except it be of fireproof construction, shall be protected with approved fire-retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace. In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing, fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire-retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading

(Continued on page 868)

PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1927.....	669
Cases filed up to August 22, 1928.....	684
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MISCELLANEOUS APPLICATIONS.	
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Requests to amend.....	32
Requests for modification.....	10
Requests to rescind.....	3
Requests for extension of time.....	26
Requests for extension of permit.....	8
Requests for mechanical installations.....	0
Requests for approval of plans.....	20
Administrative requests.....	0
Requests for interpretation.....	5
Total	1669
Disposed of.....	1052
Cases pending August 22, 1928.....	617

DISPOSITION OF CASES.	
Withdrawn	118
Dismissed	64
Denied	205
Granted	2
Granted on condition.....	346
Appliances approved.....	38
Appliances dismissed, disapproved or withdrawn.....	22
Rules approved.....	2
Rules disapproved or rescinded.....	0

MISCELLANEOUS ACTIONS.	
Requests to reopen granted.....	131
Requests to reopen denied.....	20
Requests to amend granted.....	31
Requests to amend denied.....	0
Requests for modification granted.....	7
Requests for modification denied.....	3
Requests to rescind granted.....	3
Requests to rescind denied.....	0
Requests for extension of time granted.....	24
Requests for extension of time denied.....	2
Requests for extension of permit granted.....	7
Requests for extension of permit denied.....	1
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	19
Plans disapproved.....	1
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	5
Requests withdrawn or dismissed.....	1
Total	1052

PUBLIC HEARING

(Continued from page 867)

to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing, fireproof doors.

(c) In new law tenement houses or in commercial plants the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra cotta, concrete or gyp-

sum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard [only], and shall be ventilated to the outer air.

Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.

(d) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

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TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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This issue of the Bulletin contains, in the order given—

Docket.

Notice of Adjournment.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Notice of Public Hearing—Amendment to Fuel Oil Rules.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 11, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 18, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to August 29, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
698-28-S.....	F.D.....	213 W. 40th st., Man., L. D. 34155
697-28-SA.....	F.D.....	Acme Fire Alarm Signal Sys- tem, Appliance
696-28-A.....	F.D.....	1901 Eighth ave., Bklyn., F-34268
695-28-BZ.....	B.B.B....	65-71 Furman ave., Bklyn., Applic. 12744-28
694-28-BZ.....	B.B.Q....	82 Queens blvd., Elmhurst, Q., N. B. 5294-28
693-28-S.....	F.D.....	705-717 Whitlock ave., Bx., L. D. 34992
692-28-A.....	F.D.....	643 W. 40th st., Man., L. C. 44371
691-28-BZ.....	B.B.B....	1408-1410 Myrtle ave., Bklyn., Applic. 12222-28
690-28-S....	F.D.....	6905 38th ave. (rear), Winfield, Q., L. D. 38064
689-28-BZ.....	B.B.Q....	Southeast corner of Rockaway blvd. & Lefferts blvd., Rich- mond Hill, Q., N. B. 4023-28
688-28-BZ.....	B.B.B....	408-438 Fulton st., Bklyn., Applic. 9444-28
687-28-S.....	B.B.B....	408-438 Fulton st., Bklyn., Applic. 9444-28
686-28-A.....	B.B.B....	408-438 Fulton st., Bklyn., Applic. 9444-28
685-28-BZ.....	B.B.Bx...	1453-1463 Cromwell ave., Bx., N. B. 908-28

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

NOTICE

Notice is hereby given that the board of standards and appeals will hold no meetings during the month of August. The next regular meeting of the board of standards and appeals will be held on Tuesday, September 11, 1928, at 10 a. m. and that the next Clerk's Calendar Call will be held on the same day and date at 2 p. m.

During the month of August the office will be open as usual for the filing of appeals, applications and petitions, also for consultation and other business.

CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 11, 1928,

Building Zone Cases.

- 165-28-BZ.
APPLICANT—Philip Freshman, for Roma Development Corp., owner.
PREMISES—1535-1547 Gravesend avenue, east side, 300 ft. south of Avenue M, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection of a garage for the storage of more than five (5) motor vehicles.
- 202-28-BZ.
APPLICANT—William Shary, for Edwin Estates Co., Inc., owner.
PREMISES—1506 Bronxdale avenue, southeast corner of Poplar street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 211-28-BZ.
APPLICANT—William A. Schroeder, owner.
PREMISES—North side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.
- 244-28-BZ.
APPLICANT—William R. Bayes, for Gravesend Realty Corp., owner.
PREMISES—1602-1604 Kings Highway, southeast corner of East 16th street, Brooklyn.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.
- 253-28-BZ.
APPLICANT—William F. Doyle, for Ryan Brothers, owners.
PREMISES—7817-7825 Third avenue and 301-313 79th street, northeast corner, Brooklyn.
APPLICATION, under sections 21, 7a, 7b and 7g of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
- 259-28-BZ.
APPLICANT—Samuel Rosenblum, for Charles Lippman and Philip Cohen, owners.
PREMISES—5370-5374 Metropolitan avenue, southwest corner of Rene place, Ridgewood, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 264-28-BZ.
APPLICANT—William F. Doyle, for Lottie Cutler, owner.
PREMISES—120-06 Sutphin boulevard and 147-24 120th avenue, southwest corner, Jamaica, Borough of Queens.

CALENDAR

APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

266-28-BZ.

APPLICANT—Samuel Rosenblum, for Forrest Park Mortgage Corp., Inc., owner.

PREMISES—2370-2386 Myrtle avenue, southwest corner of Summerfield street, Ridgewood, Borough of Queens.

APPLICATION, under sections 7b, 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building (store).

SEPTEMBER 11, 1928, 10 A. M.

Appeals from Administrative Orders.

174-28-A—13-21 Park Row and 13 Ann street, Manhattan.

64-28-A—114-116 East 28th street, Manhattan.

104-28-A—42-46 West 33rd street, Manhattan.

197-28-A—9130 113th street, Richmond Hill, Borough of Queens.

235-28-A—133-159 Ingraham street, Brooklyn.

246-28-A—245 West 72nd street, Manhattan.

1313-27-A—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 11, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 48-28-BZ—Application, January 18, 1928, under sections 7g and 21 of the building zone resolution, of Schreiber, Collins, Myers & Buchter, applicants, on behalf of Fort Lee Ferry Garage Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 228-232 Nagle avenue, Manhattan.

CAL. NO. 71-28-BZ—Application, January 26, 1928, under sections 7e and 21 of the building zone resolution, of Max Handel, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.

CAL. NO. 1283-27-BZ—Application, December 8, 1927, under section 21 of the building zone resolution, of Robert E. Maloney, applicant, on behalf of Edlar Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

CAL. NO. 1322-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution,

tion, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

CAL. NO. 116-28-BZ—Application, February 7, 1928, under sections 7g and 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Clifbert Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 865-877 Ralph avenue, Brooklyn.

CAL. NO. 180-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Horace Smith, owner, to permit in a business district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles; premises 410 City Island avenue, east side, 100.41 ft. north of Ditmars avenue, The Bronx.

CAL. NO. 221-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of William A. Sullivan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 176-17 to 176-25 Baisley boulevard and 120-12 to 120-28 Merrick boulevard, St. Albans, Borough of Queens.

CAL. NO. 223-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Edward J. Foy, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 329-53 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

CAL. NO. 145-28-BZ—Application, February 16, 1928, under sections 7b and 21 of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of Avery Garage Corp., owner, to permit the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five (5) motor vehicles; premises northeast corner of Blossom avenue and Crommelin avenue and 35 Avery avenue, Flushing, Borough of Queens.

CAL. NO. 196-28-BZ—Application, March 2, 1928, under sections 7a, 7c and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Bayer Holding Corp., owner, to permit in a residence district the extension in height and area of an existing laundry; premises 99 Tompkins place, east side, 500 ft. north of Central avenue, Glendale, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

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SEPTEMBER 11, 1928, 2 P. M.

Petitions for Variations.

- 81-27-S—48-56 West 48th street, Manhattan.
69-28-S—237-245 West 35th street, Manhattan.
105-28-S—42-46 West 33rd street, Manhattan.
175-28-S—423 Whitlock avenue, The Bronx.
181-28-S—20-22 West 57th street, Manhattan.
313-28-S—219-221 Sixth avenue, Manhattan.
99-28-S—15 East 53rd street, Manhattan.
218-28-S—1793-1799 Jerome avenue, The Bronx.

Appliance Submitted for Approval.

- 569-26-SA—Trowbridge & Schellens Oil Burner, approval of.

Rules.

- 217-21-SR—Fuel Oil Rules, proposed amendment to rule 20.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 18, 1928, 2 P. M.

Building Zone Cases.

569-27-BZ.

- APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.
PREMISES—Southeast corner of Fourth avenue and 12th street, Brooklyn.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

540-27-BZ.

- APPLICANT—F. Matthew Buermann, substituted for Henry J. Nurick, for Abraham Goldinger, owner.
PREMISES—725-727 Bedford avenue, Brooklyn.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

314-28-BZ.

- APPLICANT—William F. Doyle, for 1738 Crotona Park Co., owner.
PREMISES—902-914 Westchester avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

14-27-BZ.

- APPLICANT—McCooley & Conroy, substituted for James W. Byrnes, for Prior Realty Co., Inc., owner.
PREMISES—92-110 East 98th street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

38-28-BZ.

- APPLICANT—Philip J. Sinnott, for Roth Estate, owner.
PREMISES—192-208 East 98th street, west side, 84 ft. 9 7/8 in. north of Kings Highway, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of

a building to be used as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

74-28-BZ.

- APPLICANT—Crocker National Fire Prevention Engineering Co., substituted for Fox, Weller & Wintner, for Roland Lievendag, owner.
PREMISES—45-76 to 45-80 164th street (24th street), northwest corner of 46th avenue (Queens avenue), Flushing, Borough of Queens.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.

321-28-BZ.

- APPLICANT—White & Case, for The New York Trust Co., owner.
PREMISES—277 Madison avenue and 24-26 East 40th street, Manhattan.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the erection and maintenance of an office building.

1237-27-BZ.

- APPLICANT—Kate Ruchlis and Israel Berkenfeld, owners.
PREMISES—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

SEPTEMBER 18, 1928, 10 A. M.

Appeals from Administrative Orders.

- 140-28-A—12-16 John street, Manhattan.
260-28-A—528 East Fordham road, southeast corner of Bathgate avenue, The Bronx.
134-28-A—450-458 19th street, Brooklyn.
143-28-A—96-98 Liberty street, Manhattan.
247-28-A—304-306 West 49th street, Manhattan.
254-28-A—212-218 West 83rd street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 18, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 101-28-BZ—Application, February 2, 1928, under sections 7e and 7c of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Ahneman & Younkheere, Inc., owner, to permit in a business district the alteration and extension

CALENDAR

of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the required rear yard; premises 3402 Bailey avenue, east side, 761.42 ft. north of Summit place, The Bronx.

CAL. NO. 149-28-BZ—Application, February 18, 1928, under section 21 of the building zone resolution, of Peter Spinoso, applicant, on behalf of Kathryn F. Sheridan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 261 Potter avenue, north side, 51 ft. east of Second avenue, Astoria, Borough of Queens.

CAL. NO. 178-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Rosenson & Lorence, applicants, on behalf of Charles Uhlinger, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2-6 Herbert street and 153-159 Richardson street, Brooklyn.

CAL. NO. 222-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Angelina R. Schad, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.

CAL. NO. 232-28-BZ—Application, March 15, 1928, under section 21 of the building zone resolution, of McCooley & Conroy, applicants, on behalf of Nostrand Holding Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 445 Empire boulevard, north side, 202 ft. 2½ in. east of New York avenue, Brooklyn.

CAL. NO. 179-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of May Bloom, owner, to permit the extension in area of an existing gasoline service station; premises 2504 Boston Post road, northeast corner of Mace avenue, The Bronx.

CAL. NO. 209-28-BZ—Application, March 7, 1928, under sections 7g and 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Mt. Pleasant Estate, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 430-442 West 125th street and 1-9 La Salle place, northwest corner, Manhattan.

CAL. NO. 243-28-BZ—Application, March 21, 1928, under section 21 of the building zone resolution, of McCooley & Conroy, applicants, on behalf of Essanarr Garage Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2489-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

CAL. NO. 245-28-BZ—Application, March 21, 1928, under sections 7c and 21 of the building zone resolution, of Thomas W. Lamb, Inc., applicant, on behalf of Highbridge Realty Corp., owner, to permit the extension, from a business district into a residence district, of a proposed business building (theatre); premises 4140-4156 Broadway, 660-662 West 176th street, 651-661 West 175th street and 40-54 Wadsworth avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 18, 1928, 2 P. M.

Petitions for Variations.

242-28-S—565-567 Broadway and 82-86 Prince street, Manhattan.

320-28-S—11-19 West 19th street and 10-16 West 20th street, Manhattan.

331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.

332-28-S—330-342 West 38th street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 25, 1928, 2 P. M.

Building Zone Cases.

29-28-BZ.

APPLICANT—Philip J. Sinnott, for Issidor Dunitz, owner.
PREMISES—1952-1956 Eastern Parkway Extension, east side, 5 ft 1½ in. north of Truxton street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution.

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

198-28-BZ.

APPLICANT—Walter Pfaendler, for Lantic Corporation, owner.

PREMISES—505-517 Pacific street, northeast corner of Third avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

231-28-BZ.

APPLICANT—Daniel Campbell, Jr., for James Macbeth, owner.

PREMISES—Block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-44 Sutphin boulevard), Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

300-28-BZ.

APPLICANT—Edward F. Fox, for Tilles & Haves, Inc., owner.

PREMISES—109-57 to 109-65 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellerose, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

CALENDAR

309-28-BZ.

APPLICANT—William F. Doyle, for B. M. Maltz and Sons, Inc., owner.

PREMISES—2323-2331 Flatbush avenue, northeast corner of Utica avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

139-28-BZ.

APPLICANT—The Grace Club, Inc., owner.

PREMISES—147-151 East 21st street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the maintenance of a building occupied as a restaurant on the basement story.

160-28-BZ.

APPLICANT—Edward J. Bausch, for Philip Sachs, owner.

PREMISES—Northwest corner of Margaret place (Trotting Horse Lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

276-28-BZ.

APPLICANT—Palmer H. Ogden, for Cannabbe Holding Corp. and 31st Street Holding Corp., owners.

PREMISES—371-377 Seventh avenue and 142-162 West 31st street, southeast corner, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a two times height district the erection of the street wall of a building to a height exceeding the limit set by the zone resolution.

305-28-BZ.

APPLICANT—Rosenson & Lorence, for Causeway Boulevard Corp., owner.

PREMISES—160-46 to 160-54 Woodhaven boulevard and 92-09 to 92-15 161st avenue (Grimm avenue), northwest corner, Howard Beach, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

SEPTEMBER 25, 1928, 10 A. M.

Appeals from Administrative Orders.

199-28-A—97-101 John street and 1-13 Cliff street, Manhattan.

233-28-A—260-274 Greenwich street, Manhattan.

270-28-A—27 Skillman street, Brooklyn.

273-28-A—8 Cooper square, Manhattan.

282-28-A—285-293 Fifth avenue, Manhattan.

291-28-A—3753 89th street, Jackson Heights, Borough of Queens.

312-28-A—2706-2712 40th avenue, Long Island City, Borough of Queens.

315-28-A—Northeast corner of Varian place and Sprague street (76th street), Glendale, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 25, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 122-28-BZ—Application, February 8, 1928, under section 21 of the building zone resolution of Nathan D. Shapiro & Brothers, applicants, on behalf of David Katz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.

CAL. NO. 159-28-BZ—Application, February 24, 1928, under sections 6, 7(a-b-e) and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyman Chipkin and Meyer Chipkin, owners, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 796-804 Park avenue, Brooklyn.

CAL. NO. 73-28-BZ—Application, January 26, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Bernbro Realty Corp., owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Corlear avenue and West 230th street, The Bronx.

CAL. NO. 230-28-BZ—Application, March 14, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Billbuck Co., Inc., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2400 Third avenue, east side, 25 ft. north of East 187th street, The Bronx.

CAL. NO. 20-28-BZ—Application, January 10, 1928, under section 21 of the building zone resolution, of Philip Freshman, applicant, on behalf of Markus Siegelman, owner, to permit in a residence district the erection and maintenance of buildings for store purposes; premises 99-100-101 Prospect Park Southwest and 617-617a-617½ 16th street, northwest corner, Brooklyn.

CAL. NO. 40-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Surpass Realty Corp., owner, to permit in a "C" area and also a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required at a point 23 ft. above curb level under the zone resolution; premises 2075-2103 White Plains road, west side, 50 ft. north of Brady avenue, The Bronx.

CAL. NO. 240-28-BZ—Application, March 20, 1928, under sections 7a and 21 of the building zone

CALENDAR

resolution, of McCooey & Conroy, applicants, on behalf of Geraldine Norton, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3502 Far Rockaway boulevard, 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

CAL. NO. 200-28-BZ—Application, March 5, 1928, under section 21 of the building zone resolution, of Liebler Brothers, applicants, and owners, to permit in a business district the erection and maintenance of a gasoline service station premises 218-224 West 230th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 2, 1928, 10 A. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

318-28-A—102 Fulton street, Manhattan.

322-28-A—1730 Andrews avenue, The Bronx.

323-28-A—1746 Andrews avenue, The Bronx.

324-28-A—89-04 148th street (Myrtle avenue), southwest corner of 89th avenue (Shelton avenue), Jamaica, Borough of Queens.

325-28-A—1760 Andrews avenue, The Bronx.

326-28-A—519-521 Fifth avenue and 2-4 East 44th street, northeast corner, Manhattan.

350-28-A—330 Rivington street, Manhattan.

351-28-A—28-30 East 10th street, Manhattan.

352-28-A—57-59 East 11th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 2, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

CAL. NO. 100-28-BZ—Application, February 2, 1928, under section 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Kraft, owner, to permit, partly in a business district and partly in a residence district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 2138 Westchester avenue, south side, 347.20 ft. west of Castle Hill avenue, The Bronx.

CAL. NO. 265-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Flostrand Realities, Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

PUBLIC HEARING

PROPOSED AMENDMENT TO FUEL OIL RULES—RULE 20

(217-21-SR)
(598-19-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Tuesday, September 11, 1928, at 2 p. m., Room 1013, Municipal Building, on proposed amendments to Rule 20 of Fuel Oil Rules.

Matter in [] is old matter to be removed.

Rule 20. Fire Protection for Grade A and Grade B oil in Domestic Installations in dwellings occupied by not more than two families and in old law tenements occupied by three or more families in new law tenements and in commercial plants.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace shall be covered with approved fire-retarding material; the ceiling, except it be of fireproof construction, shall be protected with approved fire-retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace. In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing, fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire-retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading

(Continued on page 876)

PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1927.....	669
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MISCELLANEOUS APPLICATIONS.	
Requests to reopen.....	151
Requests to amend.....	32
Requests for modification.....	10
Requests to rescind.....	3
Requests for extension of time.....	26
Requests for extension of permit.....	8
Requests for mechanical installations.....	0
Requests for approval of plans.....	20
Administrative requests.....	0
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Rules approved.....	2
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MISCELLANEOUS ACTIONS.	
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Requests to reopen denied.....	20
Requests to amend granted.....	31
Requests to amend denied.....	0
Requests for modification granted.....	7
Requests for modification denied.....	3
Requests to rescind granted.....	0
Requests to rescind denied.....	0
Requests for extension of time granted.....	24
Requests for extension of time denied.....	2
Requests for extension of permit granted.....	7
Requests for extension of permit denied.....	1
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	19
Plans disapproved.....	1
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	5
Requests withdrawn or dismissed.....	1
Total	1052

PUBLIC HEARING

(Continued from page 875)

to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing, fireproof doors.

(c) In new law tenement houses or in commercial plants the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra cotta, concrete or gyp-

sum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard [only], and shall be ventilated to the outer air.

Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.

(d) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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OFFICE HOURS—9 a. m. to 4 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Notice of Public Hearing—Amendment to Fuel Oil Rules.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 11, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 18, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to September 5, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
713-28-BZ.....	B.B.R....	76 Metcalfe st., Stapleton, Rich., N. B. 1850-28
712-28-SA.....	F.D.....	Alert Gas Shut Off Valve, Appliance
711-28-A.....	F.D.....	431 Hudson st., Man., Order No. 44281-28
710-28-A.....	F.D.....	134-136 Waverly pl., Man., Alt. 2072-28
709-28-BZ.....	B.B.M....	713-721 St. Nicholas ave., Man., N. B. 344-28
708-28-S.....	F.D.....	24-34 Emerson pl., Bklyn., L. D. 35782 & 35591
707-28-S.....	F.D.....	36-40 Emerson pl., Bklyn., L. D. 35596
706-28-S.....	F.D.....	42-44 Emerson pl., Bklyn., L. D. 35598
705-28-A.....	F.D.....	24-34 Emerson pl., Bklyn., F-35594
704-28-BZ.....	F.D.....	Southeast corner of Pitkin ave. & Grant ave., Bklyn., Alt. 2542-28
703-28-S.....	F.D.....	28-32 W. 36th st., Man., L. D. 40671
702-28-S.....	F.D.....	836-844 Washington st., Man., L. D. 13800
701-28-BZ.....	B.B.Q....	519 Jasmine st., Flushing, Q., N. B. 11870-27
700-28-A.....	F.D.....	276-286 Dumont ave., Bklyn., F-40579
699-28-A.....	F.D.....	25-29 William st., Man., F-18520

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR TUESDAY, SEPTEMBER 11, 1928,

Building Zone Cases.

165-28-BZ.	APPLICANT—Philip Freshman, for Roma Development Corp., owner. PREMISES—1535-1547 Gravesend avenue, east side, 300 ft. south of Avenue M, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection of a garage for the storage of more than five (5) motor vehicles.
202-28-BZ.	APPLICANT—William Shary, for Edwin Estates Co., Inc., owner. PREMISES—1506 Bronxdale avenue, southeast corner of Poplar street, The Bronx. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a gasoline service station.
211-28-BZ.	APPLICANT—William A. Schroeder, owner. PREMISES—North side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens. APPLICATION, under section 21 of the building zone resolution, TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.
244-28-BZ.	APPLICANT—William R. Bayes, for Gravesend Realty Corp., owner. PREMISES—1602-1604 Kings Highway, southeast corner of East 16th street, Brooklyn. APPLICATION, under sections 7c and 21 of the building zone resolution, TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.
253-28-BZ.	APPLICANT—William F. Doyle, for Ryan Brothers, owners. PREMISES—7817-7825 Third avenue and 301-313 79th street, northeast corner, Brooklyn. APPLICATION, under sections 21, 7a, 7b and 7g of the building zone resolution, TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
259-28-BZ.	APPLICANT—Samuel Rosenblum, for Charles Lippman and Philip Cohen, owners. PREMISES—5370-5374 Metropolitan avenue, southwest corner of Rene place, Ridgewood, Borough of Queens. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and maintenance of a gasoline service station.
264-28-BZ.	APPLICANT—William F. Doyle, for Lottie Cutler, owner. PREMISES—120-06 Sutphin boulevard and 147-24 120th avenue, southwest corner, Jamaica, Borough of Queens.

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APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station.

266-28-BZ.

APPLICANT—Samuel Rosenblum, for Forrest Park Mortgage Corp., Inc., owner.

PREMISES—2370-2386 Myrtle avenue, southwest corner of Summerfield street, Ridgewood, Borough of Queens.

APPLICATION, under sections 7b, 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building (store).

SEPTEMBER 11, 1928, 10 A. M.

Appeals from Administrative Orders.

174-28-A—13-21 Park Row and 13 Ann street, Manhattan.

64-28-A—114-116 East 28th street, Manhattan.

104-28-A—42-46 West 33rd street, Manhattan.

197-28-A—9130 113th street, Richmond Hill, Borough of Queens.

235-28-A—133-159 Ingraham street, Brooklyn.

246-28-A—245 West 72nd street, Manhattan.

1313-27-A—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 11, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 48-28-BZ—Application, January 18, 1928, under sections 7g and 21 of the building zone resolution, of Schreiber, Collins, Myers & Buchter, applicants, on behalf of Fort Lee Ferry Garage Co., Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 228-232 Nagle avenue, Manhattan.

CAL. NO. 71-28-BZ—Application, January 26, 1928, under sections 7e and 21 of the building zone resolution, of Max Handel, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Brooklyn.

CAL. NO. 1283-27-BZ—Application, December 8, 1927, under section 21 of the building zone resolution, of Robert E. Maloney, applicant, on behalf of Edlar Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

CAL. NO. 1322-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution,

tion, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

CAL. NO. 116-28-BZ—Application, February 7, 1928, under sections 7g and 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Cliffert Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 865-877 Ralph avenue, Brooklyn.

CAL. NO. 180-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Horace Smith, owner, to permit in a business district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles; premises 410 City Island avenue, east side, 100.41 ft. north of Ditmars avenue, The Bronx.

CAL. NO. 221-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of William A. Sullivan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 176-17 to 176-23 Baisley boulevard and 120-12 to 120-28 Merrick boulevard, St. Albans, Borough of Queens.

CAL. NO. 223-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Edward J. Foy, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 329-53 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

CAL. NO. 145-28-BZ—Application, February 16, 1928, under sections 7b and 21 of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of Avery Garage Corp., owner, to permit the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five (5) motor vehicles; premises northeast corner of Blossom avenue and Crommelin avenue and 35 Avery avenue, Flushing, Borough of Queens.

CAL. NO. 196-28-BZ—Application, March 2, 1928, under sections 7a, 7c and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Bayer Holding Corp., owner, to permit in a residence district the extension in height and area of an existing laundry; premises 99 Tompkins place, east side, 500 ft. north of Central avenue, Glendale, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

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SEPTEMBER 11, 1928, 2 P. M.

Petitions for Variations.

- 81-27-S—48-56 West 48th street, Manhattan.
69-28-S—237-245 West 35th street, Manhattan.
105-28-S—42-46 West 33rd street, Manhattan.
175-28-S—423 Whitlock avenue, The Bronx.
181-28-S—20-22 West 57th street, Manhattan.
313-28-S—219-221 Sixth avenue, Manhattan.
99-28-S—15 East 53rd street, Manhattan.
218-28-S—1793-1799 Jerome avenue, The Bronx.

Appliance Submitted for Approval.

- 569-26-SA—Trowbridge & Schellens Oil Burner, approval of.

Rules.

- 217-21-SR—Fuel Oil Rules, proposed amendment to rule 20.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 18, 1928, 2 P. M.

Building Zone Cases.

- 569-27-BZ.
APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.
PREMISES—Southeast corner of Fourth avenue and 12th street, Brooklyn.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).
- 540-27-BZ.
APPLICANT—F. Matthew Buermann, substituted for Henry J. Nurick, for Abraham Goldinger, owner.
PREMISES—725-727 Bedford avenue, Brooklyn.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).
- 314-28-BZ.
APPLICANT—William F. Doyle, for 1738 Crotona Park Co., owner.
PREMISES—902-914 Westchester avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 14-27-BZ.
APPLICANT—McCooley & Conroy, substituted for James W. Byrnes, for Prior Realty Co., Inc., owner.
PREMISES—92-110 East 98th street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).
- 38-28-BZ.
APPLICANT—Philip J. Sinnott, for Roth Estate, owner.
PREMISES—192-208 East 98th street, west side, 84 ft. 9 7/8 in. north of Kings Highway, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of

a building to be used as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

74-28-BZ.

- APPLICANT—Crocker National Fire Prevention Engineering Co., substituted for Fox, Weller & Wintner, for Roland Lievendag, owner.
PREMISES—45-76 to 45-80 164th street (24th street), northwest corner of 46th avenue (Queens avenue), Flushing, Borough of Queens.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.

321-28-BZ.

- APPLICANT—White & Case, for The New York Trust Co., owner.
PREMISES—277 Madison avenue and 24-26 East 40th street, Manhattan.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the erection and maintenance of an office building.

1237-27-BZ.

- APPLICANT—Kate Ruchlis and Israel Berkenfeld, owners.
PREMISES—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

SEPTEMBER 18, 1928, 10 A. M.

Appeals from Administrative Orders.

- 140-28-A—12-16 John street, Manhattan.
260-28-A—528 East Fordham road, southeast corner of Bathgate avenue, The Bronx.
134-28-A—450-458 19th street, Brooklyn.
143-28-A—96-98 Liberty street, Manhattan.
247-28-A—304-306 West 49th street, Manhattan.
254-28-A—212-218 West 83rd street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 18, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

- CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.
- CAL. NO. 101-28-BZ—Application, February 2, 1928, under sections 7e and 7c of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Ahneman & Younkheere, Inc., owner, to permit in a business district the alteration and extension

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of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the required rear yard; premises 3402 Bailey avenue, east side, 761.42 ft. north of Summit place, The Bronx.

CAL. NO. 149-28-BZ—Application, February 18, 1928, under section 21 of the building zone resolution, of Peter Spinoso, applicant, on behalf of Kathryn F. Sheridan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 261 Potter avenue, north side, 51 ft. east of Second avenue, Astoria, Borough of Queens.

CAL. NO. 178-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Rosenson & Lorence, applicants, on behalf of Charles Uhlinger, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2-6 Herbert street and 153-159 Richardson street, Brooklyn.

CAL. NO. 222-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Angelina R. Schad, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.

CAL. NO. 232-28-BZ—Application, March 15, 1928, under section 21 of the building zone resolution, of McCooley & Conroy, applicants, on behalf of Nostrand Holding Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 445 Empire boulevard, north side, 202 ft. 25 $\frac{1}{8}$ in. east of New York avenue, Brooklyn.

CAL. NO. 179-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of May Bloom, owner, to permit the extension in area of an existing gasoline service station; premises 2504 Boston Post road, northeast corner of Mace avenue, The Bronx.

CAL. NO. 209-28-BZ—Application, March 7, 1928, under sections 7g and 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Mt. Pleasant Estate, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 430-442 West 125th street and 1-9 La Salle place, northwest corner, Manhattan.

CAL. NO. 243-28-BZ—Application, March 21, 1928, under section 21 of the building zone resolution, of McCooley & Conroy, applicants, on behalf of Essanarr Garage Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2489-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

GAL. NO. 245-28-BZ—Application, March 21, 1928, under sections 7c and 21 of the building zone resolution, of Thomas W. Lamb, Inc., applicant, on behalf of Highbridge Realty Corp., owner, to permit the extension, from a business district into a residence district, of a proposed business building (theatre); premises 4140-4156 Broadway, 660-662 West 176th street, 651-661 West 175th street and 40-54 Wadsworth avenue, Manhattan.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 18, 1928, 2 P. M.

Petitions for Variations.

242-28-S—565-567 Broadway and 82-86 Prince street, Manhattan.

320-28-S—11-19 West 19th street and 10-16 West 20th street, Manhattan.

331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.

332-28-S—330-342 West 38th street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 25, 1928, 2 P. M.

Building Zone Cases.

29-28-BZ.

APPLICANT—Philip J. Sinnott, for Issidor Dunitz, owner.
PREMISES—1952-1956 Eastern Parkway Extension, east side, 5 ft 1 $\frac{1}{2}$ in. north of Truxton street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution.

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

198-28-BZ.

APPLICANT—Walter Pfaendler, for Lantic Corporation, owner.
PREMISES—505-517 Pacific street, northeast corner of Third avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

231-28-BZ.

APPLICANT—Daniel Campbell, Jr., for James Macbeth, owner.

PREMISES—Block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-44 Sutphin boulevard), Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

300-28-BZ.

APPLICANT—Edward F. Fox, for Tilles & Haves, Inc., owner.

PREMISES—109-57 to 109-65 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellerose, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

CALENDAR

309-28-BZ.

APPLICANT—William F. Doyle, for B. M. Maltz and Sons, Inc., owner.

PREMISES—2323-2331 Flatbush avenue, northeast corner of Utica avenue, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

139-28-BZ.

APPLICANT—The Grace Club, Inc., owner.

PREMISES—147-151 East 21st street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the maintenance of a building occupied as a restaurant on the basement story.

160-28-BZ.

APPLICANT—Edward J. Bausch, for Philip Sachs, owner.

PREMISES—Northwest corner of Margaret place (Trotting Horse Lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

276-28-BZ.

APPLICANT—Palmer H. Ogden, for Cannabbe Holding Corp. and 31st Street Holding Corp., owners.

PREMISES—371-377 Seventh avenue and 142-162 West 31st street, southeast corner, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a two times height district the erection of the street wall of a building to a height exceeding the limit set by the zone resolution.

305-28-BZ.

APPLICANT—Rosenson & Lorence, for Causeway Boulevard Corp., owner.

PREMISES—160-46 to 160-54 Woodhaven boulevard and 92-09 to 92-15 161st avenue (Grimm avenue), northwest corner, Howard Beach, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

SEPTEMBER 25, 1928, 10 A. M.

Appeals from Administrative Orders.

199-28-A—97-101 John street and 1-13 Cliff street, Manhattan.

233-28-A—260-274 Greenwich street, Manhattan.

270-28-A—27 Skillman street, Brooklyn.

273-28-A—8 Cooper square, Manhattan.

282-28-A—285-293 Fifth avenue, Manhattan.

291-28-A—3753 89th street, Jackson Heights, Borough of Queens.

312-28-A—2706-2712 40th avenue, Long Island City, Borough of Queens.

315-28-A—Northeast corner of Varian place and Sprague street (76th street), Glendale, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 25, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 122-28-BZ—Application, February 8, 1928, under section 21 of the building zone resolution of Nathan D. Shapiro & Brothers, applicants, on behalf of David Katz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.

CAL. NO. 159-28-BZ—Application, February 24, 1928, under sections 6, 7(a-b-e) and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyman Chipkin and Meyer Chipkin, owners, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 796-804 Park avenue, Brooklyn.

CAL. NO. 73-28-BZ—Application, January 26, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Bernbro Realty Corp., owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Corlear avenue and West 230th street, The Bronx.

CAL. NO. 230-28-BZ—Application, March 14, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Billbuck Co., Inc., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2400 Third avenue, east side, 25 ft. north of East 187th street, The Bronx.

CAL. NO. 20-28-BZ—Application, January 10, 1928, under section 21 of the building zone resolution, of Philip Freshman, applicant, on behalf of Markus Siegelman, owner, to permit in a residence district the erection and maintenance of buildings for store purposes; premises 99-100-101 Prospect Park Southwest and 617-617a-617½ 16th street, northwest corner, Brooklyn.

CAL. NO. 40-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Surpass Realty Corp., owner, to permit in a "C" area and also a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required at a point 23 ft. above curb level under the zone resolution; premises 2075-2103 White Plains road, west side, 50 ft. north of Brady avenue, The Bronx.

CAL. NO. 240-28-BZ—Application, March 20, 1928, under sections 7a and 21 of the building zone

CALENDAR

resolution, of McCooey & Conroy, applicants, on behalf of Geraldine Norton, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3502 Far Rockaway boulevard, 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

CAL. NO. 200-28-BZ—Application, March 5, 1928, under section 21 of the building zone resolution, of Liebler Brothers, applicants, and owners, to permit in a business district the erection and maintenance of a gasoline service station premises 218-224 West 230th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 2, 1928, 10 A. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

318-28-A—102 Fulton street, Manhattan.

322-28-A—1730 Andrews avenue, The Bronx.

323-28-A—1746 Andrews avenue, The Bronx.

324-28-A—89-04 148th street (Myrtle avenue), southwest corner of 89th avenue (Shelton avenue), Jamaica, Borough of Queens.

325-28-A—1760 Andrews avenue, The Bronx.

326-28-A—519-521 Fifth avenue and 2-4 East 44th street, northeast corner, Manhattan.

350-28-A—330 Rivington street, Manhattan.

351-28-A—28-30 East 10th street, Manhattan.

352-28-A—57-59 East 11th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 2, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

CAL. NO. 100-28-BZ—Application, February 2, 1928, under section 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Kraft, owner, to permit, partly in a business district and partly in a residence district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 2138 Westchester avenue, south side, 347.20 ft. west of Castle Hill avenue, The Bronx.

CAL. NO. 265-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Flostrand Realities, Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

PUBLIC HEARING

PROPOSED AMENDMENT TO FUEL OIL RULES—RULE 20

(217-21-SR)
(598-19-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Tuesday, September 11, 1928, at 2 p. m., Room 1013, Municipal Building, on proposed amendments to Rule 20 of Fuel Oil Rules.

Matter in [] is old matter to be removed.

Rule 20. Fire Protection for Grade A and Grade B oil in Domestic Installations in dwellings occupied by not more than two families and in old law tenements occupied by three or more families in new law tenements and in commercial plants.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace shall be covered with approved fire-retarding material; the ceiling, except it be of fireproof construction, shall be protected with approved fire-retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace. In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing, fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire-retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading

(Continued on page 884)

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	118
Cases filed up to September 5, 1928.....	713	Dismissed	64
Restored to calendar.....	61	Denied	205
		Granted	2
		Granted on condition.....	346
		Appliances approved.....	38
		Appliances dismissed, disapproved or withdrawn.....	12
		Rules approved.....	2
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	151	Requests to reopen granted.....	131
Requests to amend.....	32	Requests to reopen denied.....	20
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Requests to rescind.....	3	Requests to amend denied.....	0
Requests for extension of time.....	26	Requests for modification granted.....	7
Requests for extension of permit.....	8	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	0
Requests for approval of plans.....	20	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	24
Requests for interpretation.....	5	Requests for extension of time denied.....	3
Total	1698	Requests for extension of permit granted.....	7
Disposed of.....	1052	Requests for extension of permit denied.....	1
Cases pending September 5, 1928.....	646	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	19
		Plans disapproved.....	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	5
		Requests withdrawn or dismissed.....	1
		Total	1052

PUBLIC HEARING

(Continued from page 883)

to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing, fireproof doors.

(c) In new law tenement houses or in commercial plants the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra cotta, concrete or gyp-

sum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard [only], and shall be ventilated to the outer air.

Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.

(d) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to
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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 38

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, September 11, 1928, 10 a. m.

Minutes of Regular Meeting, September 11, 1928, 2 p. m.

Fuel Oil Rules—Rule 20.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 18, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, September 25, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to September 12, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
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729-28-BZ.....	B.B.M....	304-320 E. 45th st., Man., N. B. 208-28
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727-28-BZ.....	B.B.B....	748-750 Howard ave., Bklyn., Applic. 12064-28
726-28-BZ.....	B.B.Bx...	Northeast corner of Seneca and Longfellow aves., Bx., N. B. 1504-28
725-28-BZ.....	F.D.....	4263-4289 Third ave., Bx., N. B. 2801-28
724-28-S.....	F.D.....	397-401 Flushing ave., Bklyn., L. D. 38443 & 38444
723-28-BZ.....	B.B.Bx...	1511 Jerome ave., Bx., N. B. 1785-28
722-28-S.....	B.B.M....	622-638 Ninth ave., Man., N. B. 252-28
721-28-BZ.....	B.B.B....	2397-2401 Dean st., Bklyn., Applic. 13265-28
720-28-A.....	B.B.B....	1404-1410 Myrtle ave., Bklyn., Applic. 12222-28
719-28-BZ.....	B.B.M....	115 W. 127th st., Man., Decision
718-28-BZ.....	B.B.Bx...	1534-1540 Grand blvd. and Con- course, Bx., Alt. 428-28
717-28-BZ.....	F.D.....	152-164 E. 87th st., Man., N. B. 2744-28
716-28-BZ.....	B.B.Q....	Southwest corner of Bell ave. and Northern blvd., Bayside, Q., N. B. 6892-28
715-28-A.....	B.B.B....	6501-6505 13th ave., Bklyn., Applic. 7743-28
714-28-BZ.....	B.B.Q....	North side of Union Turnpike, 110 ft. 16 in. west of Queens blvd., Kew Gardens, Q., N. B. 6149-28

Restored to Calendar.

447-22-SA.....	F.D.....	Howard Pressure Reducing Nipple and Coupling, Appliance
217-21-SR.....	F.D.....	Fuel Oil Rules, Amendment to Rule 20

CODE.

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H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 18, 1928, 2 P. M.

Building Zone Cases.

569-27-BZ.	APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner. PREMISES—Southeast corner of Fourth avenue and 12th street, Brooklyn. APPLICATION, under sections 7g and 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline service station (previously denied).
540-27-BZ.	APPLICANT—F. Matthew Buermann, substituted for Henry J. Nurick, for Abraham Goldinger, owner. PREMISES—725-727 Bedford avenue, Brooklyn. APPLICATION, under sections 7g and 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline service station (previously denied).
314-28-BZ.	APPLICANT—William F. Doyle, for 1738 Crotona Park Co., owner. PREMISES—902-914 Westchester avenue, The Bronx. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline service station.
14-27-BZ.	APPLICANT—McCooey & Conroy, substituted for James W. Byrnes, for Prior Realty Co., Inc., owner. PREMISES—92-110 East 98th street, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a garage for the storage of more than five (5) motor vehicles (previously denied).
38-28-BZ.	APPLICANT—Philip J. Sinnott, for Roth Estate, owner. PREMISES—192-208 East 98th street, west side, 84 ft. 9 7/8 in. north of Kings Highway, Brooklyn. APPLICATION, under section 21 of the building zone resolution, TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a building to be used as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.
74-28-BZ.	APPLICANT—Croker National Fire Prevention Engineer- ing Co., substituted for Fox, Weller & Wintner, for Roland Lievendag, owner. PREMISES—45-76 to 45-80 164th street (24th street), northwest corner of 46th avenue (Queens avenue), Flushing, Borough of Queens. APPLICATION, under sections 7c and 21 of the building zone resolution, TO PERMIT, partly in a business district and partly in a residence district, the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.
1237-27-BZ.	APPLICANT—Kate Ruchlis and Israel Berkenfeld, owners. PREMISES—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

CALENDAR

APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

SEPTEMBER 18, 1928, 10 A. M.

Appeals from Administrative Orders.

- 140-28-A—12-16 John street, Manhattan.
- 260-28-A—528 East Fordham road, southeast corner of Bathgate avenue, The Bronx.
- 134-28-A—450-458 19th street, Brooklyn.
- 143-28-A—96-98 Liberty street, Manhattan.
- 247-28-A—304-306 West 49th street, Manhattan.
- 254-28-A—212-218 West 83rd street, Manhattan.
- 1313-27-A—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 18, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

- CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.
- CAL. NO. 101-28-BZ—Application, February 2, 1928, under sections 7e and 7c of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Ahneman & Younkheere, Inc., owner, to permit in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the required rear yard; premises 3402 Bailey avenue, east side, 761.42 ft. north of Summit place, The Bronx.
- CAL. NO. 149-28-BZ—Application, February 18, 1928, under section 21 of the building zone resolution, of Peter Spinoso, applicant, on behalf of Kathryn F. Sheridan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 261 Potter avenue, north side, 51 ft. east of Second avenue, Astoria, Borough of Queens.
- CAL. NO. 178-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Rosenson & Lorence, applicants, on behalf of Charles Uhlinger, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2-6 Herbert street and 153-159 Richardson street, Brooklyn.
- CAL. NO. 222-28-BZ—Application, March 12, 1928, under

section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Angelina R. Schad, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.

CAL. NO. 232-28-BZ—Application, March 15, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Nostrand Holding Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 445 Empire boulevard, north side, 202 ft. 2½ in. east of New York avenue, Brooklyn.

CAL. NO. 179-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of May Bloom, owner, to permit the extension in area of an existing gasoline service station; premises 2504 Boston Post road, northeast corner of Mace avenue, The Bronx.

CAL. NO. 209-28-BZ—Application, March 7, 1928, under sections 7g and 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Mt. Pleasant Estate, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 430-442 West 125th street and 1-19 La Salle place, northwest corner, Manhattan.

CAL. NO. 243-28-BZ—Application, March 21, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Essanarr Garage Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2489-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

CAL. NO. 245-28-BZ—Application, March 21, 1928, under sections 7c and 21 of the building zone resolution, of Thomas W. Lamb, Inc., applicant, on behalf of Highbridge Realty Corp., owner, to permit the extension, from a business district into a residence district, of a proposed business building (theatre); premises 4140-4156 Broadway, 660-662 West 176th street, 651-661 West 175th street and 40-54 Wadsworth avenue, Manhattan.

CAL. NO. 221-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of William A. Sullivan, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 176-17 to 176-25 Baisley boulevard and 120-12 to 120-28 Merrick boulevard, St. Albans, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

CALENDAR

SEPTEMBER 18, 1928, 2 P. M.

Petitions for Variations.

- 242-28-S—565-567 Broadway and 82-86 Prince street, Manhattan.
320-28-S—11-19 West 19th street and 10-16 West 20th street, Manhattan.
331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.
332-28-S—330-342 West 38th street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 25, 1928. 2 P. M.

Building Zone Cases.

29-28-BZ.

APPLICANT—Philip J. Sinnott, for Issidor Dunitz, owner.
PREMISES—1952-1956 Eastern Parkway Extension, east side, 5 ft 1½ in. north of Truxton street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution.
TO PERMIT in a business district the erection and maintenance of a gasoline service station

198-28-BZ.

APPLICANT—Walter Pfaendler, for Lantic Corporation, owner.
PREMISES—505-517 Pacific street, northeast corner of Third avenue, Brooklyn.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

231-28-BZ.

APPLICANT—Daniel Campbell, Jr., for James Macbeth, owner.
PREMISES—Block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-44 Sutphin boulevard), Jamaica, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

300-28-BZ.

APPLICANT—Edward F. Fox, for Tilles & Haves, Inc., owner.
PREMISES—109-57 to 109-65 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellaire, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

309-28-BZ.

APPLICANT—William F. Doyle, for B. M. Maltz and Sons, Inc., owner.
PREMISES—2323-2331 Flatbush avenue, northeast corner of Utica avenue, Brooklyn.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

139-28-BZ.

APPLICANT—The Grace Club, Inc., owner.
PREMISES—147-151 East 21st street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the maintenance of a building occupied as a restaurant on the basement story.

160-28-BZ.

APPLICANT—Edward J. Bausch, for Philip Sachs, owner.
PREMISES—Northwest corner of Margaret place (Trotting Horse Lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

276-28-BZ.

APPLICANT—Palmer H. Ogden, for Cannabbe Holding Corp. and 31st Street Holding Corp., owners.

PREMISES—371-377 Seventh avenue and 142-162 West 31st street, southeast corner, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a two times height district the erection of the street wall of a building to a height exceeding the limit set by the zone resolution.

305-28-BZ.

APPLICANT—Rosenon & Lorence, for Causeway Boulevard Corp., owner.

PREMISES—160-46 to 160-54 Woodhaven boulevard and 92-09 to 92-15 161st avenue (Grimm avenue), northwest corner, Howard Beach, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

SEPTEMBER 25, 1928, 10 A. M.

Appeals from Administrative Orders.

199-28-A—97-101 John street and 1-13 Cliff street, Manhattan.

233-28-A—260-274 Greenwich street, Manhattan.

270-28-A—27 Skillman street, Brooklyn.

273-28-A—8 Cooper square, Manhattan.

282-28-A—285-293 Fifth avenue, Manhattan.

291-28-A—3753 89th street, Jackson Heights, Borough of Queens.

312-28-A—2706-2712 40th avenue, Long Island City, Borough of Queens.

315-28-A—Northeast corner of Varian place and Sprague street (76th street), Glendale, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 25, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 122-28-BZ—Application, February 8, 1928, under section 21 of the building zone resolution of Nathan D. Shapiro & Brothers, applicants, on behalf of David Katz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.

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CAL. NO. 159-28-BZ—Application, February 24, 1928, under sections 6, 7(a-b-e) and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyman Chipkin and Meyer Chipkin, owners, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 796-804 Park avenue, Brooklyn.

CAL. NO. 73-28-BZ—Application, January 26, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Bernbro Realty Corp., owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Corlear avenue and West 230th street, The Bronx.

CAL. NO. 230-28-BZ—Application, March 14, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Billbuck Co., Inc., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2400 Third avenue, east side, 25 ft. north of East 187th street, The Bronx.

CAL. NO. 20-28-BZ—Application, January 10, 1928, under section 21 of the building zone resolution, of Philip Freshman, applicant, on behalf of Markus Siegelman, owner, to permit in a residence district the erection and maintenance of buildings for store purposes; premises 99-100-101 Prospect Park Southwest and 617-617a-617½ 16th street, northwest corner, Brooklyn.

CAL. NO. 40-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Surpass Realty Corp., owner, to permit in a "C" area and also a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required at a point 23 ft. above curb level under the zone resolution; premises 2075-2103 White Plains road, west side, 50 ft. north of Brady avenue, The Bronx.

CAL. NO. 240-28-BZ—Application, March 20, 1928, under sections 7a and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Geraldine Norton, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3502 Far Rockaway boulevard, 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

CAL. NO. 200-28-BZ—Application, March 5, 1928, under section 21 of the building zone resolution, of Liebler Brothers, applicants, and owners, to permit in a business district the erection and maintenance of a gasoline service station premises 218-224 West 230th street, The Bronx.

CAL. NO. 202-28-BZ—Application, March 6, 1928, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Edwin Estates Company, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1506 Bronxdale avenue, southeast corner of Poplar street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 25, 1928, 2 P. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, September 25, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1322-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

CAL. NO. 116-28-BZ—Application, February 7, 1928, under sections 7g and 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Clifbert Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 863-877 Ralph avenue, Brooklyn.

CAL. NO. 180-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Horace Smith, owner, to permit in a business district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles; premises 410 City Island avenue, east side, 100.41 ft. north of Ditmars avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

CALL OF CLERK'S CALENDAR

TUESDAY, OCTOBER 2, 1928, AT 2 P. M.

Building Zone Cases.

108-28-BZ.

APPLICANT—John J. Dunnigan, for 4510 Broadway Corp., owner.

PREMISES—1550 Jerome avenue, east side, 241.79 feet south of Mount Eden avenue, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

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TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

177-28-BZ.

APPLICANT—Henry J. Nurick, for Nathan Adelman, owner.

PREMISES—224 Humboldt street, southeast corner of Scholes street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

268-28-BZ.

APPLICANT—William Richter, for Henry C. Behrens, owner.

PREMISES—878-886 Gravesend avenue, west side, 160 feet south of Avenue F, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

292-28-BZ.

APPLICANT—Morris M. Polansky, for Abraham Scher, owner.

PREMISES—4430 Seton avenue, east side, 275.07 feet north of Nereid avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be used as a store on the first story and as dwellings above.

341-28-BZ.

APPLICANT—William F. Doyle, for Nathan Levy, owner.

PREMISES—771-773 East Tremont avenue, north side, 100.18 feet east of Prospect avenue, The Bronx.

APPLICATION, under sections 7a, 7b, 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of an existing business building.

267-28-BZ.

APPLICANT—Joseph D. Nunan, Jr., for I. & D. Realty Corp., owner.

PREMISES—Southeast corner of Reeds lane and Coles lane and the southeast corner and southwest corner of Central place and Coles lane, Far Rockaway, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in an "E" area and residence district the erection and maintenance of attached private residences omitting the side yard required under the building zone resolution.

362-28-BZ.

APPLICANT—William F. Doyle, for S. & L. Building Corp., owner.

PREMISES—2665 Grand Concourse, northwest corner of East Kingsbridge road, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, an alteration and change of a portion of the basement story from storage to a business occupancy.

364-28-BZ.

APPLICANT—Levy & Berger, for Carolyn Miller, owner.

PREMISES—5720-5728 Kings Highway, northeast corner of East 57th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.

327-28-BZ.

APPLICANT—William F. Doyle, for Necara Holding Corp., owner.

PREMISES—8124-8202 18th avenue, Brooklyn.

APPLICATION, under sections 7c, 7e and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and showroom.

OCTOBER 2, 1928, 10 A. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

318-28-A—102 Fulton street, Manhattan.

322-28-A—1730 Andrews avenue, The Bronx.

323-28-A—1746 Andrews avenue, The Bronx.

324-28-A—89-04 148th street (Myrtle avenue), southwest corner of 89th avenue (Shelton avenue), Jamaica, Borough of Queens.

325-28-A—1760 Andrews avenue, The Bronx.

326-28-A—519-521 Fifth avenue and 2-4 East 44th street, northeast corner, Manhattan.

343-28-A—17-19 Hopkins street, north side, 175 ft. east of Nostrand avenue, Brooklyn.

350-28-A—330 Rivington street, Manhattan.

351-28-A—28-30 East 10th street, Manhattan.

352-28-A—57-59 East 11th street, Manhattan.

715-28-A—6501-6505 13th avenue, southeast corner of 65th street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 2, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

CAL. NO. 100-28-BZ—Application, February 2, 1928, under section 7e of the building zone resolution, of John J. Dunnigan, applicant, on

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behalf of Louis Kraft, owner, to permit, partly in a business district and partly in a residence district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 2138 Westchester avenue, south side, 347.20 ft. west of Castle Hill avenue, The Bronx.

CAL. NO. 265-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Flostrand Realities, Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, The Bronx.

CAL. NO. 244-28-BZ—Application, March 21, 1928, under sections 7c and 21 of the building zone resolution, of William R. Bayes, applicant, on behalf of Gravesend Realty Corp., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 1602-1604 Kings Highway, southeast corner of East 16th street, Brooklyn.

CAL. NO. 253-28-BZ—Application, March 23, 1928, under sections 21, 7a, 7b and 7g of the building zone resolution, of William F. Doyle, applicant, on behalf of Ryan Bros., owners, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 7817-7825 Third avenue and 301-313 79th street, northeast corner, Brooklyn.

CAL. NO. 259-28-BZ—Application, March 23, 1928, under section 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of Charles Lippman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5370-5374 Metropolitan avenue, southwest corner of Rene place, Ridgewood, Borough of Queens.

CAL. NO. 266-28-BZ—Application, March 26, 1928, under sections 7b, 7c and 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of Forrest Park Mortgage Corp., Inc., owner, to permit the extension, from a business district into a residence district, of a proposed business building (store); premises 2370-2386 Myrtle avenue, southwest corner of Summerfield street, Ridgewood, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 2, 1928, 2 P. M.

Petitions for Variations.

81-27-S—48-56 West 48th street, Manhattan.

99-28-S—15 East 53rd street, Manhattan.

218-28-S—1793-1799 Jerome avenue, The Bronx.

295-28-S—234-242 West 39th street, Manhattan.

296-28-S—15-19 West 39th street, Manhattan.

391-28-S—Foot of Montague street, Warehouse No. 57, Brooklyn.

398-28-S—814-826 Eighth avenue and 246 West 50th street, Manhattan.

421-28-S—244 Canal street, Manhattan.

428-28-S—310-316 East 75th street, Manhattan.

429-28-S—318-320 East 75th street, Manhattan.

439-28-S—16-20 East 52nd street, Manhattan.

440-28-S—531 West 26th street, Manhattan.

442-28-S—64-70 West 48th street, Manhattan.

513-28-S—1233 Second avenue, Manhattan.

627-28-S—636 Greenwich street, Manhattan.

OCTOBER 9, 1928, 10 A. M.

Appeals from Administrative Orders.

182-28-A—1155-1205 Manhattan avenue and 99-105 Commercial street, Brooklyn.

238-28-A—38-11 Second avenue, Long Island City, Borough of Queens.

252-28-A—119-131 East 32nd street, 118-130 East 33rd street and 198-212 Lexington avenue, Manhattan.

344-28-A—310-322 East 75th street, Manhattan.

358-28-A—238-240 Melrose street, Brooklyn.

359-28-A—1384-1388 Broadway and 118 West 38th street, southeast corner, Manhattan.

373-28-A—305-307 East 61st street, Manhattan.

374-28-A—155 Perry street, Manhattan.

375-28-A—447-457 Sutter avenue and 259 Junius street, Brooklyn.

379-28-A—1556-1560 Broadway and 157-165 West 46th street, Manhattan.

381-28-A—7 Great Jones street, Manhattan.

385-28-A—15 East 31st street, Manhattan.

390-28-A—210 Furman street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 9, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 165-28-BZ—Application, February 24, 1928, under section 21 of the building zone resolution, of Philip Freshman, applicant, on behalf of Roma Development Corp., owner, to permit in a business district the erection of a garage for the storage of more than five (5) motor vehicles; premises 1535-1547 Gravesend avenue, east side, 300 ft. south of Avenue M, Brooklyn.

CAL. NO. 211-28-BZ—Application, March 8, 1928, under section 21 of the building zone resolution, of William A. Schroeder, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises North side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.

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CAL. NO. 264-28-BZ—Application, March 26, 1928, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Lottie Cutler, owner, to permit, partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station; premises 120-06 Sutphin boulevard and 147-24 120th avenue, southwest corner, Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 9, 1928, 2 P. M.

Petitions for Variations.

- 185-28-S—1205 Manhattan avenue, Building No. 1, Brooklyn.
419-28-S—227-233 East 45th street, Manhattan.
420-28-S—68-72 Washington street and 44 West street, Manhattan.
432-28-S—189-195 Hudson street and 1-3 Desbrosses street, Manhattan.
434-28-S—119-123 Varick street and 26-30 Dominick street, Manhattan.
450-28-S—207 Starr street, Brooklyn.
480-28-S—521-523 West 47th street, Manhattan.
491-28-S—32-34 West 39th street, Manhattan.
494-28-S—115 West 54th street, Manhattan.
502-28-S—128-136 West 31st street and 127-133 West 30th street, Manhattan.
503-28-S—4-6 West 37th street, Manhattan.

OCTOBER 16, 1928, 10 A. M.

Appeals from Administrative Orders.

- 263-28-A—648 Broadway, Manhattan.

- 278-28-A—648 Broadway, Manhattan.
290-28-A—146-150 West 34th street and 141-153 West 33rd street, Manhattan.
430-28-A—87-15 Britton avenue, northwest corner of Elbertson street, Jackson Heights, Borough of Queens.
437-28-A—615-627 West 49th street and 624-628 West 50th street, Manhattan.
464-28-A—2109-2125 Westbury Court, Brooklyn.
465-28-A—850 ft. south of Goethal Bridge and 6,000 ft. east of Arthur Kill, Borough of Richmond.
468-28-A—544-546 West 43rd street, Manhattan.
469-28-A—124 Bleecker street, Manhattan.
552-28-A—880-890 Columbus avenue, Manhattan.

OCTOBER 16, 1928, 2 P. M.

Petitions for Variations.

- 69-28-S—237-245 West 35th street, Manhattan.
525-28-S—20-26 West 36th street, Manhattan.
529-28-S—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.
545-28-S—647 Broadway, Manhattan.
549-28-S—3302-3320 Anable avenue, Long Island City, Borough of Queens.
551-28-S—880-890 Columbus avenue, Manhattan.
555-28-S—57-61 West 38th street, Manhattan.
636-28-S—342-346 Seventh avenue and 201-203 West 29th street, northwest corner, Manhattan.
637-28-S—259-261 West 30th street, Manhattan.
380-28-S—700-728 Brook avenue, east side, 40 ft. south of East 156th street, The Bronx.
512-28-S—3801-3809 Queens boulevard, Long Island City, Borough of Queens.
403-28-S—253-255 West 27th street, north side, 590 ft. 8 in. west of Seventh avenue, Manhattan.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 11, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

The minutes of the regular meeting of the board, held on Tuesday morning, July 24, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, July 24, 1928, were approved as printed in the Bulletin, No. 31, Vol. XIII; the minutes of the special meeting of the board, held on Friday morning, July 27, 1928, and the minutes of the special meeting of the board, held on Friday afternoon, July 27, 1928, were approved as printed in the Bulletin, No. 32, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

1313-27-A.

APPELLANT—Philip J. Sinnott, for Edlar Realty Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to September 18, 1928, at 10 a. m., on written request of appellant.

246-28-A.

APPELLANT—Cohen & Siegel, for Geoly Realty Corp., owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—245 West 72nd street, Manhattan.

APPEARANCES—

For Appellant: Thomas Ryan.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Negative 5
Absent 0

MINUTES

310-28-A.

APPELLANT—Seneca Falls Realty Corp., owner.
SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—16 Murray street and 19 Park place, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw appeal. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

424-28-A.

APPELLANT—William F. Regan, for Flatbush Chester Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—2026-2122 Myra court, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw appeal. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

564-28-A.

APPELLANT—William F. Regan, for the Frink Company, owner.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—239-241 10th avenue and 501 West 24th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request to withdraw appeal. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

402-28-A.

APPELLANT—Croker Nat'l Fire Prev. Eng. Co., for Farmers Loan & Trust Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—47-49 Mercer street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal not accepted for the reason that the same matter was previously considered and acted on by the board.

THE VOTE TO ACCEPT NEW APPEAL—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

104-28-A.

APPELLANT—David E. Hurwitz, for St. Regent Bakery & Lunch, Inc., lessee.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—42-46 West 33rd street, Manhattan.

APPEARANCES—

For Appellant: Jesse Canton and J. J. Goldstein.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

THE RESOLUTION—

(104-28-A)

WHEREAS, David E. Hurwitz, for St. Regent Bakery and Lunch, Inc., lessee, filed, February 2, 1928, an appeal from a decision of the superintendent of buildings, affecting premises 42-46 West 33rd street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered January 13, 1928, reads:

"Our Inspector reports that the following objections to the use of the above premises as a factory building must be removed before a certificate of occupancy can be issued:

"1. Floors designed for 60 lbs. per sq. ft. live load instead of for 120 lbs. per sq. ft. live load required for factory buildings.";

and

WHEREAS, the building, erected in 1920, is fireproof, six stories (74 ft.) in height, 59 ft. 5 $\frac{3}{8}$ in. by 98 ft. 9 in. in area at first story and 59 ft. 5 $\frac{3}{8}$ in. by 88 ft. 4 in. in area above; OCCUPIED: basement, storage and boiler room; 1st story, stores and restaurant, 250 persons; upper stories, offices and tenant factories, 45 persons per story; and

WHEREAS, appellant contends that the floors of the building were designed to sustain a live load of 60 pounds per square foot; that the premises cannot be rented unless light manufacturing be permitted therein; that in view of this type of manufacturing, the few machines used therein and their light weight, appellant requests permission to post the floor loads and to occupy the building as proposed.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

235-28-A.

APPELLANT—Petroleum Heat & Power Co., for Giberalter Lacquer Co., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—133-159 Ingraham street, Brooklyn.

APPEARANCES—

For Appellant: G. H. Hallock.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

235-28-A)

WHEREAS, Petroleum Heat and Power Co., for Giberalter Lacquer Co., owner, filed, March 17, 1928, an appeal from a decision of the fire commissioner, affecting premises 133-159 Ingraham street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated January 17, 1928 (Plan No. 167-27), reads:

"1. Boiler room must be completely cut off from

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the rest of the building by fireproof partitions, ceiling and floor constructed of not less than 8" for brick or 6" for concrete or terra cotta.";

and

WHEREAS, the building is frame, two stories in height, 80 ft. by 62 ft. in area; OCCUPIED for the manufacture of lacquers, 5 persons in entire premises; and

WHEREAS, a fuel oil burning system has been installed consisting of a 1,100-gallon capacity fuel oil tank (buried outside the premises), a "Petro Domestic" oil burner and the necessary valves and piping for a complete equipment; and

WHEREAS, appellant contends that the boiler room is enclosed in 8-inch brick partitions with fireproof doors at the openings therein and proposes to fire-retard the ceiling with wire lath and 1-inch Portland cement in lieu of the required concrete ceiling.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the ceiling of the boiler room throughout shall be fire-retarded with not less than $\frac{3}{4}$ in. of cement mortar on expanded metal lath, and that the order shall be complied with in all other respects.

197-28-A.

APPELLANT—George B. Dahl, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—9130 113th street, Richmond Hill, Borough of Queens.

APPEARANCES—

For Appellant: H. G. Skinner.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

5

Negative

0

Absent

0

THE RESOLUTION—

(197-28-A)

WHEREAS, George B. Dahl, owner, filed, March 3, 1928, an appeal from an order of the fire commissioner, affecting premises 9130 113th street, Richmond Hill, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated February 16, 1928, reads:

"3. Place fuel oil storage tank or tanks in permanent position and make hydrostatic test in the presence of an inspector from the Fire Department, as per Rule 7, Sec. 1-a, of the fuel oil rules.

"4. Provide a hydrostatic test of not less than one hundred pounds per square inch for all Grade B fuel oil carrying piping, as per Rule 25, Sec. 2 of the Fuel Oil Rules.";

and

WHEREAS, the building is frame, two stories in height, 30 ft. by 26 ft. in area; OCCUPIED as a dwelling; and

WHEREAS, a fuel oil burning system has been installed consisting of a 550-gallon capacity fuel oil storage tank (buried outside the premises), a Dahl oil burner and the necessary valves and piping for a complete equipment; and

WHEREAS, appellant contends that the installation was made in 1926, and since that time no leaks have developed in the system and contends, further, that the tank is a standard New York City Maxwell 550-gallon tank having dished heads $\frac{3}{16}$ inches thick; the shell being $\frac{3}{16}$ inches in thickness and outside welded and was tested at a 40 pounds hydrostatic pressure by the manufacturer.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item No. 3, on condition that a certificate of

factory test shall be filed with the fire department, and *granted*, as to Item No. 4, on condition that the fuel oil burning installation shall be equipped with standard wrought iron pipe throughout, and that the installation otherwise shall comply with the fuel oil rules in all respects.

64-28-A.

APPELLANT—John J. Gilmartin, for Langreis Company, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—114-116 East 28th street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

5

Negative

0

Absent

0

THE RESOLUTION—

(64-28-A)

WHEREAS, John J. Gilmartin, for Langreis Co., Inc., owner, filed, January 24, 1928, an appeal from orders of the fire commissioner, affecting premises 114-116 East 28th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 6, 1928, reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at east and south sides of building, or other approved protection, as per section 375, Article 18, Chapter 5, of the Code of Ordinances.";

and

WHEREAS, the building is fireproof, seven stories in height, 40 ft. by 90 ft. in area; OCCUPIED: 1st story, store; 2nd story, office and manufacture of infants wear, 20 persons; 3rd story, office and thread winding, 20 persons; 4th story, offices and repairing rugs, 20 persons; 5th, 6th and 7th stories, offices and showrooms, 20 persons per story; and

WHEREAS, there are eight windows on each story above the first story in the easterly court within 16 ft. of openings in a neighboring ten-story office building to the east and, also, three windows on each story above the first story in the southerly wall within 50 ft. of a one-story extension roof at the rear or within 30 ft. of neighboring buildings to the south; and

WHEREAS, appellant contends that the windows forming the exposures in the building to the east are fireproof.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the windows embraced by the order, other than the two windows in the westerly wall of the easterly side court, on condition that these openings shall be equipped with approved fireproof frames and self-closing sash and glazed with wire glass; that the building shall be not increased in height or area, and so long as the adjoining exposures remain substantially unchanged.

174-28-A.

APPELLANT—Croker Nat'l Fire Prev. Eng. Co., for Ann-Row Realty Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—13-21 Park row and 13 Ann street, Manhattan.

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APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(174-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Ann-Row Realty Corp., owner, filed, February 28, 1928, an appeal from an order of the fire commissioner, affecting premises 13-21 Park Row and 13 Ann street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 12, 1927 (Order No. 16498-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at north, east and west sides of building, also in courts, or other approved protection, as per Section 375, Art. 18, Chapter 5 of the Code of Ordinances.

"8. Extend standpipe line to 26th and 27th stories and provide 2½" outlets on same with 50' of approved 2½" hose at each outlet. Section 20, Chapter 12, Code of Ordinances.

"9. Extend standpipe line to both towers and provide 2½" outlets on same at each level with 25' of approved 2½" hose at each outlet. Section 20, Chapter 12, Code of Ordinances."

and

WHEREAS, the order of the fire commissioner, dated June 10, 1925 (Order No. 79438-F), reads:

"1. Raise standpipe tank 20' above the outlet in the highest story and properly support same. Section 20, Chapter 12, Code of Ordinances."

and

WHEREAS, the building is fireproof, twenty-seven stories (341 ft. 9 in.) in height, irregular in shape, having a frontage of 104 ft. 2 in. on Park Row, 20 ft. on Ann street and 46 ft. 10½ in. on Theatre Alley; OCCUPIED: cellar, restaurant; 1st story, stores; 2nd to 26th stories, inclusive, stores, offices, 100 persons per story; 27th story, drafting rooms, 50 persons; tower floor, one office in each tower; and

WHEREAS, there are eight openings in the north wall on the seventh to eleventh stories within 50 ft. of the roof of an adjoining six-story building to the north; six windows in the east wall on each story from the second to ninth stories within 16 ft. 9 in. of opening in or within 50 ft. of the roof of a five-story and a six-story building on the opposite side of Theatre Alley; in the court of the Ann street front of the building there are approximately ten windows on the second to tenth stories, inclusive, within 30 ft. of openings in or within 50 ft. of the roof of neighboring four and six-story buildings to the south; in the south wall there are three windows on the fourth to eleventh stories, inclusive, within 50 ft. of the roofs of a three and an eight-story building to the south or within 20 ft. 3 in. of openings in the eight-story building to the south; in the south wall there is also one window on each story from the fourth to eighth stories, inclusive, within 50 ft. of the roof of an abutting three-story building to the south; and

WHEREAS the topmost outlet of the standpipe system is on the twenty-fifth story and is located 6 ft. below the bottom of the tank; and

WHEREAS, appellant contends that all openings which

directly overlook adjoining roofs are protected as required by law, also all openings which directly face exposures in the walls of other buildings are protected as required by law up to the level of the roofs of said buildings, and this appeal therefore is for the purpose of asking the board to waive the requirements in so far as it pertains to the protecting of the exposures which are at an angle from other exposures, and also the openings which are above the roof level of buildings with openings facing the building in question, and claims, also, that all openings in the exposures which directly face the building in question are now protected in accordance with the law; regarding Items 8 and 9, which require extensions to the existing standpipe system, appellant contends that it would be a great hardship to make any changes to the system at this time as this is a fireproof building and compliance with these items would necessitate the cutting of concrete floors, walls, etc., also, that this building is an existing building since 1898 and under the standpipe rules no change could properly be required, and the fire department has therefore seen fit to issue these orders under section 20 of chapter 12 of the code of ordinances; that the building is equipped with a National District watchmen's time service with station on each floor directly adjoining the elevators, and that there are also two additional watchmen's stations on each story which are visited regularly at all times when the premises are not in active operation.

Resolved, that the orders of the fire commissioner be and they hereby are *modified*, and the appeal be and it hereby is *granted*, as to Order No. 16498-F, Item No. 1, only so far as it affects windows not on the course of stair halls or corridors, and *granted*, as to Item Nos. 8 and 9, and Item No. 1 of Order No. 79438, *on condition* that the existing standpipe line shall be extended to include the base of the tower structure, to wit; the twenty-sixth and twenty-seventh stories, with hose outlets and hose sufficient to cover the tower structure above, and that the structure as now existing shall be not increased in height or area, and that the standpipe system otherwise shall conform to the rules in all respects.

BUILDING ZONE CASES

1322-27-BZ.

APPLICANT—Croker Nat'l Fire Prev. Eng. Co., for Daleson Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Herman E. Horwood and Benjamin L. Levine.

For Opposition: Edward M. Ladden.

ACTION OF BOARD—Laid over to September 25, 1928, at 2 p. m., on request of applicant.

116-28-BZ.

APPLICANT—Edward L. Kelly, for Clifbert Realty Corp., owner.

SUBJECT—Application (re decision of the fire commissioner) under sections 21 and 7g of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—865-877 Ralph avenue, Brooklyn.

APPEARANCES—

For Applicant: Edward J. Farrell.

For Opposition: None.

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ACTION OF BOARD—Laid over to September 25, 1928, at 2 p. m., on request of applicant's representative.

180-28-BZ.

APPLICANT—John J. Dunnigan, for Horace Smith, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—410 City Island avenue, east side, 100.41 feet north of Ditmars avenue, The Bronx.

APPEARANCES—

For Applicant: Joseph F. Dusenbury.
For Opposition: None.

ACTION OF BOARD—Laid over to September 25, 1928, at 2 p. m., on request of applicant's representative.

221-28-BZ.

APPLICANT—Edward P. Doyle, for William A. Sullivan, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—176-17 to 176-25 Baisley boulevard and 120-12 to 120-28 Merrick boulevard, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Martin J. Ort.
For Opposition: None.

ACTION OF BOARD—Laid over to September 18, 1928, at 10 a. m., on request of applicant's representative.

1283-27-BZ.

APPLICANT—Robert W. Maloney, for Edlar Realty Corporation, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1164 Intervale avenue and 1155 Tiffany street, southeast corner, The Bronx.

APPEARANCES—

For Applicant: Robert W. Maloney.
For Opposition: Albert Weiss.

ACTION OF BOARD—Application withdrawn.
THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

223-28-BZ.

APPLICANT—Emil Guterman, for Edward J. Foy, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—329-53 Skillman avenue, north side, 11 feet east of Lowery street, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Emil Guterman.
For Opposition: None.

ACTION OF BOARD—Application withdrawn.
THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

71-28-BZ.

APPLICANT—Max Handel, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—285-289 Thatford avenue, east side, 100 feet south of Dumont avenue, Brooklyn.

APPEARANCES—

For Applicant: Nathan L. Goldstein and Max Handel.
For Opposition: Maurice Raidman and Max Vriller.

ACTION OF BOARD—Application denied.
THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Absent 0

THE RESOLUTION—

(71-28-BZ)

WHEREAS, Max Handel, owner, filed, January 26, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 285-289 Thatford avenue, east side, 100 ft. south of Dumont avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 11, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Thatford avenue, south of a point 100 ft. south of Dumont avenue, is in a business district; Dumont avenue is in an unrestricted district and Osborn street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 4, 1928 (re Applic. No. 23993-1927), reads:

"1. Proposition acting contrary to zone resolution Art. D, Sec. 4, Subd. 15, is hereby denied."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 75 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that the applicant was not entitled to relief.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

48-28-BZ.

APPLICANT—Schreiber, Collins, Meyers & Buchter, for Fort Lee Ferry Garage Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7(g) and 21 of the building zone resolution, to permit partly in a business district and partly in a

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residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—228-232 Nagle avenue, Manhattan.

APPEARANCES—

For Applicant: John Caldwell Myers and Maurice Cass.

For Opposition: Thomas F. Mullaney, Jr., Alfred J. Speer and Mayer Molinsky.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

THE RESOLUTION—

(48-28-BZ)

WHEREAS, Schreiber, Collins, Meyers & Buchter, for Fort Lee Ferry Garage Co., Inc., owner, filed, January 18, 1928, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 228-232 Nagle avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 11, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Nagle avenue is in a business district; Academy street, east of a point 100 ft. east of Nagle avenue, is in an unrestricted district; Academy street, west of a point 100 ft. west of Nagle avenue, is in a residence district; Post avenue is in a residence district and West 204th street, west of a point 100 ft. west of Nagle avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 14, 1927 (re Applic. No. 531-1927), reads:

"1. The location of a garage for more than 5 vehicles in a business district and extending into a residential district is unlawful. Zoning Resolution, Article 11, Section 4 and Section 3."

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 150 ft. and a depth of 160 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was not entitled to relief in view of the surrounding conditions.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

196-28-BZ.

APPLICANT—Alfred J. Boulton, for Bayer Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7a, 7c and 21 of the building zone resolution, to permit in a residence district the extension in height and area of an existing laundry.

PREMISES AFFECTED—99 Tompkins place, east side, 500 feet north of Central avenue, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Alfred J. Boulton.

For Opposition: Henry A. Giesler and others.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(196-28-BZ)

WHEREAS, Alfred J. Boulton, for Bayer Holding Corp., owner, filed, March 2, 1928, an application, under the building zone resolution, to permit in a residence district the extension in height and area of an existing laundry; premises 99 Tompkins place, Glendale, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 11, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Tompkins place, from the north building line of Edsall avenue to a point 100 ft. north of Central avenue, is in a residence district; Edsall avenue, north side, is in a business district; Edsall avenue, south side, is in a residence district and Central avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 6, 1928 (re Plan No. Alt. 388-28), reads:

"A laundry is a factory within the meaning of the Labor Law and must be so construed under the building zone resolution.

"The extension of a laundry in a residence district is contrary to Article 2, Section 2 and 3 of the building zone resolution."

and

WHEREAS, the existing laundry building (erected in September, 1925, in an unrestricted district) is located on the rear of the lot, non-fireproof, one story in height, having a frontage of 32 ft., a depth of 67 ft. and a width of 35 ft. across the rear; it is proposed to extend the existing building to cover the entire plot (32 ft. front and 100 ft. deep) and to add a second story (at the front of the building) having a frontage of 32 ft. and a depth of 56 ft.; there is an existing boiler room, 12 ft. by 36 ft. in area, at the northeast corner of the building; the premises to be occupied as a wet wash laundry; and

WHEREAS, the board deemed that applicant was entitled to relief under sections 7a and 7c of the building zone resolution and that to deny his extension of the existing business would constitute a hardship within the meaning of section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall not exceed in height two stories above grade; that the southerly gable wall shall be unpierced throughout its entire height and length; that there shall be provided within the building above curb level a loading platform for the loading and unloading of all wares distributed or received on the premises; that any advertising display shall be restricted and limited to flat wall sign fixed to the front of the building; that all permits required shall be obtained within six months and the work fully completed within one year from the date of this action.

145-28-BZ.

APPLICANT—Daniel Campbell, Jr., for Avery Garage Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7b and 21 of the building zone resolution, to permit the extension from an unrestricted district into a

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residence district of a proposed garage for the storage of more than five (5) motor vehicles.
PREMISES AFFECTED—Northeast corner of Blossom and Crommelin avenues, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Daniel Campbell, Jr., and James C. O'Brien.

For Opposition: Limbley M. Franklin, John T. Walsh, Edwin E. Zittel, Walter D. Clark, Jr., and Mrs. Bertha Shadd.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

THE VOTE TO RECONSIDER—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE VOTE TO GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(145-28-BZ)

WHEREAS, Daniel Campbell, for Avery Garage Corp., owner, filed, February 16, 1928, an application, under the building zone resolution, to permit the extension, from an unrestricted district into a residence district, of a proposed garage for the storage of more than five motor vehicles; premises northeast corner of Blossom avenue and Crommelin avenue, Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 11, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Crommelin avenue is in an unrestricted district; Blossom avenue, east of a point 100 ft. east of Crommelin avenue, is in a residence district, and Avery avenue, east of a point 100 ft. east of Crommelin avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 28, 1928 (re N. B. 247-28), reads:

"1. The erection of garage for more than 5 motor vehicles, extending into a residence district is contrary to Article 2, Section 3 of the Zone Law."

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height on Blossom and Crommelin avenues and one story in height on Avery avenue, irregular in shape, having a frontage of 152 ft. 1 in. on Crommelin avenue, 95 ft. 3 in. on Blossom avenue and 25 ft. on Avery avenue, a gore-shaped portion of the Blossom avenue section (approximately 3,000 sq. ft.) and an irregular shaped portion of the Avery avenue section (approximately 1,200 sq. ft.) being in the residence district, the remainder of the building being in the unrestricted district; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, the board deemed that owing to the irregular shape of the plot the applicant is entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship, provided the residential portion of the plot on Avery avenue is not invaded.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects that portion of the plot on Blossom avenue with a frontage thereon of 95 ft. 3 in., running thence northerly 124 ft. 2 in., thence westerly 174.47 ft. to Crommelin avenue; thence east by south along Crommelin avenue for a distance of 152 ft. 1 in. to the point of intersection with the Blossom avenue front, *on condition* that the building shall not be erected in excess of two stories above grade and shall be constructed fireproof throughout; that the northerly and easterly walls shall be unpierced throughout their entire height and length; that any gasoline storage equipment installed shall be restricted and confined within the unrestricted area of the property; that no sign or advertisement shall be erected, maintained or displayed within the residence use area of the property; that all necessary permits shall be obtained within six months and the work completed within one year from the date of this action; that the architect shall make a return of the drawings to this board, in accordance with the foregoing conditions, for approval before submitting same to the superintendent of buildings.

896-27-BZ.

APPLICANT—Edward P. Doyle, for Charles Sengen, owner.

SUBJECT—Application for reopening—modification—re decision of superintendent of buildings under sections 7(a), 7(b) and 21 of the building zone resolution, to permit in a business district the erection in height and area of an existing building occupied as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—13-15 Sumpter street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Chairman read communication. Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Deputy Chief Martin.....	1

THE RESOLUTION—

(896-27-BZ)

WHEREAS, Edward P. Doyle, for Charles Sengen, owner, filed, August 8, 1927, an application, under the building zone resolution, to permit in a business district the extension in area and height of an existing building (motor vehicle repair shop); to be occupied as a motor vehicle repair shop and garage for the storage of more than five motor vehicles; premises 13-15 Sumpter street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 31, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sumpter street is in a business district, Fulton street is in a business district and Marion street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 3, 1927 (App. No. 13962-1927), reads:

"1. Proposed extension in area and additional story for use of a public garage for more than five cars and motor vehicle repair shop of present structure located in a business district is contrary to Art. II, Sec. 6, Zoning Resolutions, and is hereby denied."

and

MINUTES

WHEREAS, the premises consist of a plot of ground having a frontage of 50 ft. and a depth of 100 ft.; 5 ft. east of the westerly building line there is an existing one-story non-fireproof building, 20 ft. by 94 ft. 9 in. in area, occupied as a motor vehicle repair shop; it is proposed to increase the area and height of this building by the erection of a second story and by the erection thereto of a two-story addition having a frontage of 25 ft. and a depth of 100 ft.; the entire structure to be occupied as a motor vehicle repair shop and garage; and

WHEREAS, there is an existing garage on a portion of this plot; and

WHEREAS, the applicant has made diligent and earnest efforts to obtain 80 per cent consents of affected property owners and lacks but 67 ft. of the property required to constitute such 80 per cent of consents to bring the application under section 7, subdivision g; and

WHEREAS, applicant has filed 53 consents of owners of property within the area affected; and

WHEREAS, this application was granted by the board at its meeting, January 31, 1928, on certain conditions, and applicant requested permission to install an emergency exit at rear.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the structure shall not exceed in height a two-story building above grade, that the second story shall set back 10 ft. from the rear yard line at the second story level; that the gable and rear walls, first story, shall be unpierced throughout their entire height and length, other than for one emergency exit, not exceeding a width of 3 ft. 6 in., located in the westerly gable wall, extreme rear, first story, leading into a 5 ft. 3 in. rear yard with a 5 ft. side court direct to the street; that the building shall be constructed fireproof throughout; that the front elevation shall be of face brick and architectural terra cotta or stone trimmings; that any vehicular opening in the front of the building shall not exceed a height of 10 ft.; that all necessary permits shall be obtained within six months and the work completed within one year from the date of this action.

1231-27-BZ.

APPLICANT—Eugene De Rosa, substituted for Ferdinand Savignano, for West 8th Street Arcade, Inc., owner.

SUBJECT—Application for reopening—modification—re decision of superintendent of buildings under sections 7(b), 7(c) and 21 of the building zone resolution, to permit partly in a residence district and partly in a business district the erection and maintenance of a building to be used as a motion picture theatre, restaurants and offices and also the omission of the required legal rear yard.

PREMISES AFFECTED—52-54 West 8th street, Manhattan.

APPEARANCES—

For Applicant: H. Cashdan.

For Superintendent of Buildings: Alexander McPhee.

ACTION OF BOARD—Application reopened and resolution amended.

CONDITIONS—As specified in resolution.

THE VOTE TO AMEND DESCRIPTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative 0

Absent: Deputy Chief Martin..... 1

THE RESOLUTION—

(1231-27-BZ)

WHEREAS, Ferdinand Savignano, for West Eighth Street

Arcade, Inc., owner, filed, November 22, 1927, an application, under the building zone resolution, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a building to be used as a motion picture theatre, restaurants and offices and also the omission of the required legal rear yard; premises 52-54 West 8th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 22, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 8th street is in a business use and "B" area district; Waverly place is in a residence use and "B" area district; Sixth avenue is in a business district; McDougal street, from West 8th street to a point 100 ft. south, is in a business use and "B" area district; McDougal street, south of a point 100 ft. south of West 8th street, is in a residence use and "B" area district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 21, 1927 (re N. B. 472-27), reads:

"1. On that portion of the lot lying within the residence district, no building may be erected, the proposed use of which is not permitted by Sec. 3 of the Building Zone Resolution.

"2. Provide a lawful rear yard as required for residence districts by Sec. 17 of the Building Zone Resolution."

and

WHEREAS, the proposed building is to be of fireproof construction, three stories and basement in height, with a frontage of 48 ft. and a depth of 142 ft., irregular; to be occupied as a motion picture theatre, restaurants and offices; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under sections 7b, 7c and 21 of the building zone resolution and was entitled to relief; and

WHEREAS, this application was granted by the board at its meeting, May 22, 1928, on certain conditions, and applicant now requests an amendment to the description of the building to a three-story instead of four stories.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the use of the rear of the property, within the residence use district, *on condition* that the building shall be constructed fireproof throughout; that the building within the residence use area shall not be erected in excess of 23 ft. above the curb level; that the rear of building above that level shall be confined to the business use district of the plot; that the building shall be constructed in accordance with the requirements of the building code as to use and occupancy; that the rear and gable walls within the residence use area of the premises shall be unpierced throughout their entire height and length; that the building zone resolution shall be complied with in all other respects, and that all permits required shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

APPROVAL OF PLANS.

88-28-BZ.

APPLICANT—William F. Regan, substituted for Thomas B. Connelly, for Alex Tyszlowski, owner.

SUBJECT—Application for approval of plans in accordance with resolution adopted by the board on July 10, 1928.

MINUTES

PREMISES AFFECTED—Northeast corner of Sutphin boulevard and Brinkerhoff avenue, Jamaica, Queens.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report. Engineer's report adopted; plans approved in accordance therewith.

THE VOTE TO ADOPT ENGINEER'S REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

84-28-BZ.

APPLICANT—William F. Doyle, for Hokan S. Steffanson, owner.

SUBJECT—Application for approval of plans in accordance with resolution adopted by the board on May 22, 1928.

PREMISES AFFECTED—444-446 Park avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report. Engineer's report adopted; plans approved in accordance therewith.

THE VOTE TO ADOPT ENGINEER'S REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

Adjourned 3.45 p. m.

WILLIAM J. O'GORMAN, Secretary.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 11, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS

81-27-S.

PETITIONER—William F. Doyle, substituted for Thomas B. Leahy, for Birdco Realty Corp., owner.

SUBJECT—Variation of the labor law, as cited in a decision of the superintendent of buildings (previously denied).

PREMISES AFFECTED—48-56 West 48th street, Manhattan.

APPEARANCES—

For Petitioner: Martin J. Ort.

ACTION OF BOARD—Laid over to October 2, 1928, at 2 p. m., on request of petitioner's representative.

69-28-S.

PETITIONER—Abraham K. Kaufman, for K. R. K. Corporation, owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—237-245 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 16, 1928, at 2 p. m., on written request.

99-28-S.

PETITIONER—Benham & Co., Inc., lessee.

SUBJECT—Variation of the labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—15 East 53rd street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 2, 1928, at 2 p. m., on written request.

218-28-S.

PETITIONER—William F. Doyle, for Abraham Katz, owner.

SUBJECT—Variation of the labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—1793-1799 Jerome avenue, The Bronx.

APPEARANCES—

For Petitioner: Martin J. Ort.

ACTION OF BOARD—Laid over to October 2, 1928, at 2 p. m., on request of petitioner's representative.

296-28-S.

PETITIONER—M. J. Frank & Co., Inc., for Fifteen West Thirty-ninth Street, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—15-19 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition accepted and set for hearing October 2, 1928, 2 p. m.

THE VOTE TO ACCEPT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

565-28-S.

PETITIONER—William F. Regan, for The Frink Company, owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—239-241 10th avenue and 501 West 24th street, Manhattan.

MINUTES

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

175-28-S.

PETITIONER—United Real Estate Owners' Association, for Wander Iron Works, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—423 Whitlock avenue and 855 East 144th street, The Bronx.

APPEARANCES—

For Petitioner: J. Burmeister.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(175-28-S)

WHEREAS, United Real Estate Owners Association, for Wander Iron Works, owner, filed, February 28, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 423 Whitlock avenue and 855 East 144th street, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated September 1, 1927, reads:

"1. Arrange exit doors to open outwardly as per Section 271 of the Labor Law."

and

WHEREAS, the building, facing on two street fronts, is non-fireproof, one story in height, 68 ft. by 165 ft. in area; OCCUPIED as an iron works, 15 persons in entire premises; the basement being used for storage of iron shapes, no occupants; and

WHEREAS, petitioner contends that the doors in question are large sliding doors and that owing to their weight it is impractical to hang them so as to swing; petitioner proposes to provide a swinging door, 44 in. wide, in the panel of the westerly sliding door on the East 144th street front.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that the building shall be not increased in height or area; that a wicket door, 44 in. by 84 in., swinging out, shall be provided in each sliding door opening, total of two, and this variation is granted so long as conditions as to occupancy and use remain unchanged.

313-28-S.

PETITIONER—Childs Company, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—219-221 Sixth avenue, Manhattan.

APPEARANCES—

For Petitioner: Chester H. Lane.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(313-28-S)

WHEREAS, Childs Company, owner, filed, April 5, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 219-221 Sixth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 26, 1927 (Order No. 9824-LD), reads:

"1. Arrange the fire escape on rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law.

"Among the defects noted are the following:

"No balcony at 2nd story. No means of reaching ground.

"No fireproof passageway from termination to street."

and

WHEREAS, the building is non-fireproof, four stories in height, 40 ft. by 100 ft. in area at first story and 40 ft. by 60 ft. in area above; OCCUPIED: 1st story, restaurant; 2nd story, offices; 3rd and 4th stories, manufacturing and painting glass slides, 5 persons per story; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to roof, enclosed in terra cotta partitions on the first story and in plaster partitions above, with kalameined doors at openings; a fire escape on the rear of the building, having metal-covered frames and wire glass windows along the course thereof, extending from the main roof to the roof of the first story extension, with EGRESS from the termination of the fire escape by means of adjoining one-story extension roofs; ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner requests, in view of the light occupancy of the premises, the acceptance of the existing means of egress.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

105-28-S.

PETITIONER—David E. Hurwitz, for St. Regent Bakery & Lunch, Inc.

SUBJECT—Variation of the labor law, as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—42-46 West 33rd street, Borough of Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(105-28-S)

WHEREAS, David E. Hurwitz, for St. Regent Bakery and Lunch, Inc., for Robert Mc C. Marsh, trustee for Estate of Lawrence Odell, owner, filed, February 2, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 42-46 West 33rd street, Borough of Manhattan; and

MINUTES

WHEREAS, the decision of the superintendent of buildings, rendered January 13, 1928, reads:

"Our inspector reports that the following objections to the use of the above premises as a factory building must be removed before a certificate of occupancy can be issued:

"2. Two fireproof enclosed interior stairways as required by Section 270 of the Labor Law not provided.

"3. Second means of exit not provided from restaurant, first floor.";

and

WHEREAS, the building, erected in 1920, is fireproof, six stories (75 ft.) in height, 59 ft. 5 $\frac{3}{8}$ in. by 98 ft. 9 in. in area at first story and 59 ft. 5 $\frac{3}{8}$ in. by 88 ft. 4 in. in area above; OCCUPIED: 1st story, stores and restaurant, 250 persons; upper stories, offices and light manufacturing (garments), 45 persons per story; EXITS: an interior 44-in. iron riser cement tread stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; an exterior 45-degree iron stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to a fireproof passageway, at the mezzanine level, connecting to the main stairway; and

WHEREAS, petitioner contends that there is a secondary exit from the restaurant by means of a doorway leading into the kitchen, thence through the kitchen to a doorway leading into the main entrance hall of the building, and requests, in view of the light occupancy of the building, the acceptance of the existing means of egress.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the petition be and it hereby is denied.

181-28-S.

PETITIONER—Van F. Pruitt, for Bruck Weiss Millinery, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—20-22 West 57th street, Manhattan.

APPEARANCES—

For Petitioner: Van F. Pruitt.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(181-28-S)

WHEREAS, Van F. Pruitt, for Bruck Weiss Millinery Shops, Inc., owner, filed, February 29, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 20-22 West 57th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, dated December 8, 1927, reads:

"22. No light of fireproof windows provided with $\frac{1}{4}$ " plate glass may exceed 720 sq. inches. Sec. 264-7c Labor Law. Reconsideration denied.";

and

WHEREAS, the building is fireproof, eight stories in height, 50 ft. by 100 ft. 5 in. in area at first story and 50 ft. by 90 ft. 5 in. in area above; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and light manufacturing, 177 persons per story on the second, third and fourth stories and 75 persons per story on the upper stories; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from

the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the first and second stories in the street wall of the building glazed with $\frac{1}{4}$ in. polished plate glass; the maximum area of the glass on the first story being 11 ft. by 11 ft. 6 in. and on the second story being 6 ft. by 2 ft 8 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the two lower stories.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, so far as it affects the windows on the first and second stories on the street front, on condition that these openings shall be equipped with approved fireproof frames and sash, glazed with $\frac{1}{4}$ in. polished plate glass, and that no light of glass on the second story, front, shall exceed a width of 2 ft. 8 in., and that the requirements of the labor law shall be complied with in all other respects.

1030-26-S.

PETITIONER—Croker Nat'l Fire Prev. Eng. Co., for August Oppenheimer, owner.

SUBJECT—Application for reopening—modification—re variation of labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—6 East 17th street, Manhattan.

APPEARANCES—

For Petitioner: J. Burmeister.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(1030-26-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for August Oppenheimer, owner, filed, December 20, 1926, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, dated July 29, 1926, affecting premises 6 East 17th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 29, 1926 (Order No. 141-LD), reads:

"1. Provide a second means of exit from 1st and 2nd story of the building in accordance with the provisions of Section 271 of the Labor Law.

"2. Extend the interior stairway at the east side of building to the roof, as per Section 271 of the Labor Law.

"3. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 86 ft. in area at first and second stories and 25 ft. by 63 ft. in area above; OCCUPIED: 1st story, restaurant, 8 persons; 2nd story, barber shop and paper ruling, 11 persons; 3rd story, decorating leather, 8 persons; 4th story, decorating cloth, 1 person; 5th story, decorating cloth, 10 persons; EXITS: an interior wooden stairway,

MINUTES

extending from the first story to top story, enclosed in wooden partitions, at second story in wood stud lath plaster partitions above, with wooden doors at openings; a ladder from stair hall at top story to roof scuttle; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from main roof to roof of second story extension, with EGRESS from the termination of the fire escape by means of an iron ladder down to adjoining extension roof at west, and also to an adjoining extension roof of the same level at east; ROOFS of adjoining buildings: same level at east; five stories higher at west; and

WHEREAS, the petitioner proposes, as to Item 1, to provide a balcony in the rear court at second story with a 60-degree stairway from the balcony to the ground level, and also a stairway from the balcony leading to the roof at second story extension; as to Item 2, the petitioner proposes to provide a double-rung iron ladder from stair hall at top story to the roof scuttle; as to Item 3, the petitioner contends that the exits, after improvements are made, will be adequate; that egress from rear fire escapes may be had through buildings adjoining at east and west, to Fifth avenue and to 17th street; and

WHEREAS, this petition was granted by the board at its meeting, February 8, 1927, on certain conditions, and petitioner requested a modification of these conditions as to egress from second story and extension.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item 1, *on condition* that a fire escape balcony shall be provided at second story with connection to adjoining fire escape on building to rear with 60-degree stairs to yard, with access from the roof of the second story extension to this fire escape on premises to rear, and with egress from the extension roof by means of steps down to the levels of the adjoining extension of premises to the east and west; and as to Item 2, *on condition* that a fixed double-rung iron ladder shall be provided from the top story hall to the scuttle in the roof, and that any door at the foot of the ladder shall be removed and the opening shall be maintained unobstructed; and as to Item 3, *on condition* that the stipulations of Items 1 and 2 shall be complied with as long as the occupancy and use shall remain unchanged, and the building shall be not increased in height, area or dimensions.

APPLIANCES SUBMITTED FOR APPROVAL
569-26-SA.

PETITIONER—Trowbridge & Schellens, owner.

SUBJECT—Approval of T. & S. Oil Burner.
APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on reserve calendar, subject to inspection by committee of board.

447-22-SA.

PETITIONER—The H. J. M. Howard Manufacturing Co.
SUBJECT—Approval of water pressure reducing valves.
APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and then withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

RULES

217-21-SR.

PETITIONER—Todd Dry Dock, Engineering and Repair Corp.

SUBJECT—Amendment to Rule 20 of the Fuel Oil Rules.

APPEARANCES—

For Petitioner: J. S. Kaplan, H. F. Tapp and W. B. White.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and rule 20 amended as printed below.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

Adjourned, 5 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

RULES

FUEL OIL RULES

CONSTRUCTION AND INSTALLATION OF OIL BURNING EQUIPMENT AND STORAGE AND USE OF FUEL OILS

(217-21-SR)

Adopted by the Board of Standards and Appeals November 6, 1919, Amended January 6, 1922, January 18, 1924, October 19, 1926, and September 11, 1928

Rule 20. Fire Protection for Grade A and Grade B oil in Domestic Installations in dwellings occupied by not more than two families and in old law tenements occupied by three or more families in new law tenements and in commercial plants.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace shall be covered with approved fire-retarding material; the ceiling, except it be of fireproof construction, shall be protected with approved fire-retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace. In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-clos-

(Continued on page 904)

PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1927.....	669
Cases filed up to September 12, 1928.....	730
Restored to calendar.....	63
MISCELLANEOUS APPLICATIONS.	
Requests to reopen.....	155
Requests to amend.....	33
Requests for modification.....	12
Requests to rescind.....	3
Requests for extension of time.....	26
Requests for extension of permit.....	8
Requests for mechanical installations.....	0
Requests for approval of plans.....	22
Administrative requests.....	0
Requests for interpretation.....	5
Total	1726
Disposed of.....	1084
Cases pending September 12, 1928.....	642

DISPOSITION OF CASES.	
Withdrawn	126
Dismissed	64
Denied	210
Granted	2
Granted on condition.....	354
Appliances approved.....	38
Appliances dismissed, disapproved or withdrawn....	23
Rules approved.....	3
Rules disapproved or rescinded.....	0
MISCELLANEOUS ACTIONS.	
Requests to reopen granted.....	135
Requests to reopen denied.....	20
Requests to amend granted.....	32
Requests to amend denied.....	0
Requests for modification granted.....	9
Requests for modification denied.....	3
Requests to rescind granted.....	3
Requests to rescind denied.....	0
Requests for extension of time granted.....	24
Requests for extension of time denied.....	2
Requests for extension of permit granted.....	7
Requests for extension of permit denied.....	1
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	21
Plans disapproved.....	1
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	5
Requests withdrawn or dismissed.....	1
Total	1084

RULES

(Continued from page 903)

ing, fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire-retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing, fireproof doors.

(c) In new law tenement houses or in commercial plants the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches

for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra cotta, concrete or gypsum, or not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard, and shall be ventilated to the outer air.

Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.

(d) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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JAMES P. HOLLAND

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CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

UNIVERSITY OF ILLINOIS HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, September 25, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, October 2, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to September 19, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
740-28-A.....	F.D.....	147-149 W. 55th st., Man., F-26904
739-28-BZ.....	B.B.Bx...	West side of White Plains rd., 150 ft. north of Waring ave., Bx., N. B. 1587-28
738-28-BZ.....	B.B.R....	East side of North Railroad ave., from Liberty to Buel aves., Dongan Hills, Rich., N. B. 1940-28
737-28-BZ.....	B.B.Q....	Southeast corner of 28th ave. and 31st st., L. I. C., Q., N. B. 7270-28
736-28-BZ.....	B.B.Q....	47-02 159th st., Flushing, Q., N. B. 6517-28
735-28-BZ.....	B.B.Q....	South side of Jerome ave., 50 ft. west of 111th ave., Rich- mond Hill, Q., N. B. 4002-28
734-28-S.....	F.D.....	108 E. 12th st., Man., L. D. 42458
733-28-A.....	F.D.....	25-33 Broad st., Man., F-31300
732-28-BZ.....	F.D.....	Southeast corner of Parsons blvd. and 77th rd., Jamaica, Q., Alt. 999-28
731-28-SA.....	F.D.....	Bettendorf Oil Burner, Appliance

Restored to Calendar.

298-28-S.....	B.B.M....	228-238 E. 45th st., Man., N. B. 14-28
1059-26-BZ.....	B.B.Q....	153-10 to 153-16 Kissena rd., Flushing, Q., Applic. 21573-26

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, SEPTEMBER 25, 1928. 2 P. M.

Building Zone Cases.

29-28-BZ.
 APPLICANT—Philip J. Sinnott, for Issidor Dunitz, owner.
 PREMISES—1952-1956 Eastern Parkway Extension, east
 side, 5 ft 1½ in. north of Truxton street, Brooklyn.
 APPLICATION, under section 21 of the building zone
 resolution.
 TO PERMIT in a business district the erection and main-
 tenance of a gasoline service station

198-28-BZ.

APPLICANT—Walter Pfaendler, for Lantic Corporation,
 owner.
 PREMISES—505-517 Pacific street, northeast corner of
 Third avenue, Brooklyn.
 APPLICATION, under sections 7c and 21 of the building
 zone resolution,
 TO PERMIT in a business district, extending from an
 unrestricted district, the alteration and extension of
 a garage for the storage of more than five (5)
 motor vehicles.

231-28-BZ.

APPLICANT—Daniel Campbell, Jr., for James Macbeth,
 owner.
 PREMISES—Block bounded by Sutphin boulevard, 146th
 street, 101st avenue and Liberty avenue (97-44
 Sutphin boulevard), Jamaica, Borough of Queens.
 APPLICATION, under section 21 of the building zone
 resolution,
 TO PERMIT in a business district the erection and main-
 tenance of a gasoline service station.

300-28-BZ.

APPLICANT—Edward F. Fox, for Tilles & Haves, Inc.,
 owner.
 PREMISES—109-57 to 109-65 Cross Island boulevard
 (206th street), southeast corner of Hollis avenue,
 Bellaire, Borough of Queens.
 APPLICATION, under section 21 of the building zone
 resolution,
 TO PERMIT in a business district the erection and main-
 tenance of a gasoline service station.

309-28-BZ.

APPLICANT—William F. Doyle, for B. M. Maltz and
 Sons, Inc., owner.
 PREMISES—2323-2331 Flatbush avenue, northeast corner
 of Utica avenue, Brooklyn.
 APPLICATION, under sections 7g and 21 of the building
 zone resolution,
 TO PERMIT in a business district the erection and main-
 tenance of a gasoline service station.

139-28-BZ.

APPLICANT—The Grace Club, Inc., owner.
 PREMISES—147-151 East 21st street, Manhattan.
 APPLICATION, under section 21 of the building zone
 resolution,
 TO PERMIT, partly in a business district and partly in a
 residence district, the maintenance of a building
 occupied as a restaurant on the basement story.

160-28-BZ.

APPLICANT—Edward J. Bausch, for Philip Sachs, owner.
 PREMISES—Northwest corner of Margaret place (Trot-
 ting Horse Lane) and 82nd avenue (Olivia place),
 Glendale, Borough of Queens.
 APPLICATION, under section 21 of the building zone
 resolution,
 TO PERMIT in a business district the erection and main-
 tenance of a gasoline service station.

276-28-BZ.

APPLICANT—Palmer H. Ogden, for Cannabbe Holding
 Corp. and 31st Street Holding Corp., owners.
 PREMISES—371-377 Seventh avenue and 142-162 West 31st
 street, southeast corner, Manhattan.
 APPLICATION, under section 21 of the building zone
 resolution,
 TO PERMIT in a two times height district the erection of
 the street wall of a building to a height exceeding
 the limit set by the zone resolution.

CALENDAR

305-28-BZ.

APPLICANT—Rosenson & Lorence, for Causeway Boulevard Corp., owner.

PREMISES—160-46 to 160-54 Woodhaven boulevard and 92-09 to 92-15 161st avenue (Grimm avenue), northwest corner, Howard Beach, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

SEPTEMBER 25, 1928, 10 A. M.

Appeals from Administrative Orders.

199-28-A—97-101 John street and 1-13 Cliff street, Manhattan.

233-28-A—260-274 Greenwich street, Manhattan.

270-28-A—27 Skillman street, Brooklyn.

273-28-A—8 Cooper square, Manhattan.

282-28-A—285-293 Fifth avenue, Manhattan.

291-28-A—3753 89th street, Jackson Heights, Borough of Queens.

312-28-A—2706-2712 40th avenue, Long Island City, Borough of Queens.

315-28-A—Northeast corner of Varian place and Sprague street (76th street), Glendale, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, September 25, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 122-28-BZ—Application, February 8, 1928, under section 21 of the building zone resolution of Nathan D. Shapiro & Brothers, applicants, on behalf of David Katz, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Brooklyn.

CAL. NO. 159-28-BZ—Application, February 24, 1928, under sections 6, 7(a-b-e) and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyman Chipkin and Meyer Chipkin, owners, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles; premises 796-804 Park avenue, Brooklyn.

CAL. NO. 73-28-BZ—Application, January 26, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Bernbro Realty Corp., owner, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northeast corner of Corlear avenue and West 230th street, The Bronx.

CAL. NO. 230-28-BZ—Application, March 14, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Billbuck Co., Inc., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2400 Third avenue, east side, 25 ft. north of East 187th street, The Bronx.

CAL. NO. 20-28-BZ—Application, January 10, 1928, under section 21 of the building zone resolution, of Philip Freshman, applicant, on behalf of Markus Siegelman, owner, to permit in a residence district the erection and maintenance of buildings for store purposes; premises 99-100-101 Prospect Park Southwest and 617-617a-617½ 16th street, northwest corner, Brooklyn.

CAL. NO. 40-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of Cohen & Siegel, applicants, on behalf of Surpass Realty Corp., owner, to permit in a "C" area and also a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required at a point 23 ft. above curb level under the zone resolution; premises 2075-2103 White Plains road, west side, 50 ft. north of Brady avenue, The Bronx.

CAL. NO. 240-28-BZ—Application, March 20, 1928, under sections 7a and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Geraldine Norton, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3502 Far Rockaway boulevard, 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

CAL. NO. 200-28-BZ—Application, March 5, 1928, under section 21 of the building zone resolution, of Liebler Brothers, applicants, and owners, to permit in a business district the erection and maintenance of a gasoline service station premises 218-224 West 230th street, The Bronx.

CAL. NO. 202-28-BZ—Application, March 6, 1928, under section 21 of the building zone resolution, of William Shary, applicant, on behalf of Edwin Estates Company, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1506 Bronxdale avenue, southeast corner of Poplar street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

SEPTEMBER 25, 1928, 2 P. M.

Appeal from Administrative Order.

143-28-A—96-98 Liberty street, Manhattan.

CALENDAR

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, September 25, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1322-27-BZ—Application, December 21, 1927, under section 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, on behalf of Daleson Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

CAL. NO. 116-28-BZ—Application, February 7, 1928, under sections 7g and 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Clifbert Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 865-877-Ralph avenue, Brooklyn.

CAL. NO. 180-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Horace Smith, owner, to permit in a business district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles; premises 410 City Island avenue, east side, 100.41 ft. north of Ditmars avenue, The Bronx.

CAL. NO. 101-28-BZ—Application, February 2, 1928, under sections 7e and 7c of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Ahneman & Younkheere, Inc., owner, to permit in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles and, also, the omission of the required rear yard; premises 3402 Bailey avenue, east side, 761.42 ft. north of Summit place, The Bronx.

CAL. NO. 179-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of May Bloom, owner, to permit the extension in area of an existing gasoline service station; premises 2504 Boston Post road, northeast corner of Mace avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

CALL OF CLERK'S CALENDAR TUESDAY, OCTOBER 2, 1928, AT 2 P. M.

Building Zone Cases.

108-28-BZ.

APPLICANT—John J. Dunnigan, for 4510 Broadway Corp., owner.

PREMISES—1550 Jerome avenue, east side, 241.79 feet south of Mount Eden avenue, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

177-28-BZ.

APPLICANT—Henry J. Nurick, for Nathan Adelman, owner.

PREMISES—224 Humboldt street, southeast corner of Scholes street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

268-28-BZ.

APPLICANT—William Richter, for Henry C. Behrens, owner.

PREMISES—878-886 Gravesend avenue, west side, 160 feet south of Avenue F, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

292-28-BZ.

APPLICANT—Morris M. Polansky, for Abraham Scher, owner.

PREMISES—4430 Seton avenue, east side, 275.07 feet north of Nereid avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be used as a store on the first story and as dwellings above.

341-28-BZ.

APPLICANT—William F. Doyle, for Nathan Levy, owner.

PREMISES—771-773 East Tremont avenue, north side, 100.18 feet east of Prospect avenue, The Bronx.

APPLICATION, under sections 7a, 7b, 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of an existing business building.

267-28-BZ.

APPLICANT—Joseph D. Nunan, Jr., for I. & D. Realty Corp., owner.

PREMISES—Southeast corner of Reeds lane and Coles lane and the southeast corner and southwest corner of Central place and Coles lane, Far Rockaway, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in an "E" area and residence district the erection and maintenance of attached private residences omitting the side yard required under the building zone resolution.

362-28-BZ.

APPLICANT—William F. Doyle, for S. & L. Building Corp., owner.

PREMISES—2665 Grand Concourse, northwest corner of East Kingsbridge road, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, an alteration and change of a portion of the basement story from storage to a business occupancy.

264-28-BZ.

APPLICANT—Levy & Berger, for Carolyn Miller, owner.

CALENDAR

PREMISES—5720-5728 Kings Highway, northeast corner of East 57th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.

327-28-BZ.

APPLICANT—William F. Doyle, for Necara Holding Corp., owner.

PREMISES—8124-8202 18th avenue, Brooklyn.

APPLICATION, under sections 7c, 7e and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and showroom.

OCTOBER 2, 1928, 10 A. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

318-28-A—102 Fulton street, Manhattan.

322-28-A—1730 Andrews avenue, The Bronx.

323-28-A—1746 Andrews avenue, The Bronx.

324-28-A—89-04 148th street (Myrtle avenue), southwest corner of 89th avenue (Shelton avenue), Jamaica, Borough of Queens.

325-28-A—1760 Andrews avenue, The Bronx.

326-28-A—519-521 Fifth avenue and 2-4 East 44th street, northeast corner, Manhattan.

343-28-A—17-19 Hopkins street, north side, 175 ft. east of Nostrand avenue, Brooklyn.

350-28-A—330 Rivington street, Manhattan.

351-28-A—28-30 East 10th street, Manhattan.

352-28-A—57-59 East 11th street, Manhattan.

715-28-A—6501-6505 13th avenue, southeast corner of 65th street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 2, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

CAL. NO. 100-28-BZ—Application, February 2, 1928, under section 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Kraft, owner, to permit, partly in a business district and partly in a residence district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 2138 Westchester avenue, south side, 347.20 ft. west of Castle Hill avenue, The Bronx.

CAL. NO. 265-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Flostrand Realities, Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, The Bronx.

CAL. NO. 244-28-BZ—Application, March 21, 1928, under sections 7c and 21 of the building zone resolution, of William R. Bayes, applicant, on behalf of Gravesend Realty Corp., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 1602-1604 Kings Highway, southeast corner of East 16th street, Brooklyn.

CAL. NO. 253-28-BZ—Application, March 23, 1928, under sections 21, 7a, 7b and 7g of the building zone resolution, of William F. Doyle, applicant, on behalf of Ryan Bros., owners, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 7817-7825 Third avenue and 301-313 79th street, northeast corner, Brooklyn.

CAL. NO. 259-28-BZ—Application, March 23, 1928, under section 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of Charles Lippman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5370-5374 Metropolitan avenue, southwest corner of Rene place, Ridgewood, Borough of Queens.

CAL. NO. 266-28-BZ—Application, March 26, 1928, under sections 7b, 7c and 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of Forrest Park Mortgage Corp., Inc., owner, to permit the extension, from a business district into a residence district, of a proposed business building (store); premises 2370-2386 Myrtle avenue, southwest corner of Summerfield street, Ridgewood, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

CALENDAR

OCTOBER 2, 1928, 2 P. M.

Petitions for Variations.

81-27-S—48-56 West 48th street, Manhattan.
99-28-S—15 East 53rd street, Manhattan.
218-28-S—1793-1799 Jerome avenue, The Bronx.
295-28-S—234-242 West 39th street, Manhattan.
296-28-S—15-19 West 39th street, Manhattan.
331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.
391-28-S—Foot of Montague street, Warehouse No. 57, Brooklyn.
398-28-S—814-826 Eighth avenue and 246 West 50th street, Manhattan.
421-28-S—244 Canal street, Manhattan.
428-28-S—310-316 East 75th street, Manhattan.
429-28-S—318-320 East 75th street, Manhattan.
439-28-S—16-20 East 52nd street, Manhattan.
440-28-S—531 West 26th street, Manhattan.
442-28-S—64-70 West 48th street, Manhattan.
513-28-S—1233 Second avenue, Manhattan.
627-28-S—636 Greenwich street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, OCTOBER 9, 1928, 2 P. M.

Building Zone Cases.

377-28-BZ.
APPLICANT—Philip J. Sinnott, for Valley Holding Corp., owner.
PREMISES—998 Sound View avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

382-28-BZ.
APPLICANT—Emil Guterman, for Abe Schiller, owner.
PREMISES—Northeast corner of Northern Boulevard (Jackson avenue) and 226th street, Bayside, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a gasoline service station.

389-28-BZ.
APPLICANT—William F. Doyle, for Minnie Weber, owner.
PREMISES—2385-2395 Utica avenue, northeast corner of Avenue S, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

395-28-BZ.
APPLICANT—William F. Doyle, for Weis Buck Garage Co., Inc., owner.
PREMISES—1139 Prospect avenue and 153 Terrace place, northeast corner, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

438-28-BZ.
APPLICANT—Morris & Morris, for Frances Rosenthal, owner.
PREMISES—1984 82nd street and 8202-8212 20th avenue, southwest corner, Brooklyn.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a business building.

435-28-BZ.
APPLICANT—Edward P. Doyle, for James P. Walsh, owner.
PREMISES—141 West 69th street, Manhattan.
APPLICATION, under sections 21 and 7c of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the alteration and conversion of a dwelling into a store and dwelling.

406-28-BZ.
APPLICANT—Edward L. Kelly, for Anna Stanaites, owner.
PREMISES—53-16 to 53-20 Metropolitan avenue and 301-305 Grandview avenue, northeast corner, Ridgewood, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

407-28-BZ.
APPLICANT—William F. Doyle, for Mere Holding Corp., owner.
PREMISES—West side of Morrison avenue, 100 ft. south of Westchester avenue, The Bronx.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT the extension, from a business district into a residence district, of a proposed business building (stores).

441-28-BZ.
APPLICANT—Corn-Kelly Corp., owner.
PREMISES—501-529 Avenue P, north side, between East 5th street and Ocean Parkway, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a gasoline service station.

451-28-BZ.
APPLICANT—William F. Doyle, for Alexander Ginsburg, owner.
PREMISES—1969-1979 Cropsey avenue and 8796-8818 20th avenue, northwest corner, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

460-28-BZ.
APPLICANT—James W. Byrnes, for Reuben Schwartzberg, owner.
PREMISES—1073 Willoughby avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the change of occupancy of an existing garage for the storage of five (5) motor vehicles to a motor vehicle repair shop.

CALENDAR

OCTOBER 9, 1928, 10 A. M.

Appeals from Administrative Orders.

- 182-28-A—1155-1205 Manhattan avenue and 99-105 Commercial street, Brooklyn.
 238-28-A—38-11 Second avenue, Long Island City, Borough of Queens.
 252-28-A—119-131 East 32nd street, 118-130 East 33rd street and 198-212 Lexington avenue, Manhattan.
 344-28-A—310-322 East 75th street, Manhattan.
 358-28-A—238-240 Melrose street, Brooklyn.
 359-28-A—1384-1388 Broadway and 118 West 38th street, southeast corner, Manhattan.
 373-28-A—305-307 East 61st street, Manhattan.
 374-28-A—155 Perry street, Manhattan.
 375-28-A—447-457 Sutter avenue and 259 Junius street, Brooklyn.
 379-28-A—1556-1560 Broadway and 157-165 West 46th street, Manhattan.
 381-28-A—7 Great Jones street, Manhattan.
 385-28-A—15 East 31st street, Manhattan.
 390-28-A—210 Furman street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 9, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

- CAL. NO. 165-28-BZ—Application, February 24, 1928, under section 21 of the building zone resolution, of Philip Freshman, applicant, on behalf of Roma Development Corp., owner, to permit in a business district the erection of a garage for the storage of more than five (5) motor vehicles; premises 1535-1547 Gravesend avenue, east side, 300 ft. south of Avenue M, Brooklyn.
 CAL. NO. 211-28-BZ—Application, March 8, 1928, under section 21 of the building zone resolution, of William A. Schroeder, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises North side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.
 CAL. NO. 264-28-BZ—Application, March 26, 1928, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Lottie Cutler, owner, to permit, partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station; premises 120-06 Sutphin boulevard and 147-24 120th avenue, southwest corner, Jamaica, Borough of Queens.
 CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 Uni-

versity avenue, east side, 50 ft. north of Brandt place, The Bronx.

- CAL. NO. 222-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Angelina R. Schad, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.
 CAL. NO. 38-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Roth Estate, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a building to be used as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles; premises 192-208 East 98th street, west side, 84 ft. 9 7/8 in. north of Kings Highway, Brooklyn.
 CAL. NO. 74-28-BZ—Application, January 26, 1928, under sections 7c and 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, substituted for Fox, Well & Wintner, on behalf of Roland Lievendag, owner, to permit, partly in a business district and partly in a residence district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles; premises 45-76 to 45-80 164th street (24th street), southwest corner of 46th avenue (Queens avenue), Flushing, Borough of Queens.
 CAL. NO. 314-28-BZ—Application, April 5, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of 1738 Crotona Park Co., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 902-914 Westchester avenue, The Bronx.
 CAL. NO. 14-27-BZ—Application, January 15, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for James W. Byrnes, on behalf of Prior Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied); premises 92-110 East 98th street, west side, 140 ft. south of Rutland road, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 9, 1928, 2 P. M.

Petitions for Variations.

- 185-28-S—1205 Manhattan avenue, Building No. 1, Brooklyn.
 419-28-S—227-233 East 45th street, Manhattan.
 420-28-S—68-72 Washington street and 44 West street, Manhattan.
 432-28-S—189-195 Hudson street and 1-3 Desbrosses street, Manhattan.

CALENDAR

- 434-28-S—119-123 Varick street and 26-30 Dominick street, Manhattan.
 450-28-S—207 Starr street, Brooklyn.
 480-28-S—521-523 West 47th street, Manhattan.
 491-28-S—32-34 West 39th street, Manhattan.
 494-28-S—115 West 54th street, Manhattan.
 502-28-S—128-136 West 31st street and 127-133 West 30th street, Manhattan.
 503-28-S—4-6 West 37th street, Manhattan.

sections 7g and 21 of the building zone resolution, of Kate Ruchlis and Israel Berkenfeld, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 16, 1928, 10 A. M.

Appeals from Administrative Orders.

- 263-28-A—648 Broadway, Manhattan.
 278-28-A—648 Broadway, Manhattan.
 290-28-A—146-150 West 34th street and 141-153 West 33rd street, Manhattan.
 430-28-A—87-15 Britton avenue, northwest corner of Elbertson street, Jackson Heights, Borough of Queens.
 437-28-A—615-627 West 49th street and 624-628 West 50th street, Manhattan.
 464-28-A—2109-2125 Westbury Court, Brooklyn.
 465-28-A—850 ft. south of Goethal Bridge and 6,000 ft. east of Arthur Kill, Borough of Richmond.
 468-28-A—544-546 West 43rd street, Manhattan.
 469-28-A—124 Bleecker street, Manhattan.
 552-28-A—880-890 Columbus avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 16, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 178-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Rosenson & Lorence, applicants, on behalf of Charles Uhlinger, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2-6 Herbert street and 153-159 Richardson street, Brooklyn.

CAL. NO. 569-27-BZ—Application, May 20, 1927, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Delaney & Otten Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southeast corner of Fourth avenue and 12th street, Brooklyn.

CAL. NO. 540-27-BZ—Application, May 16, 1927, under sections 7g and 21 of the building zone resolution, of F. Matthew Buermann, applicant, substituted for Henry J. Nurick, on behalf of Abraham Goldinger, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises 725-727 Bedford avenue, Brooklyn.

CAL. NO. 1237-27-BZ—Application, April 24, 1927, under

OCTOBER 16, 1928, 2 P. M.

Petitions for Variations.

- 69-28-S—237-245 West 35th street, Manhattan.
 525-28-S—20-26 West 36th street, Manhattan.
 529-28-S—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.
 545-28-S—647 Broadway, Manhattan.
 549-28-S—3302-3320 Anable avenue, Long Island City, Borough of Queens.
 551-28-S—880-890 Columbus avenue, Manhattan.
 555-28-S—57-61 West 38th street, Manhattan.
 636-28-S—342-346 Seventh avenue and 201-203 West 29th street, northwest corner, Manhattan.
 637-28-S—259-261 West 30th street, Manhattan.
 380-28-S—700-728 Brook avenue, east side, 40 ft. south of East 156th street, The Bronx.
 512-28-S—3801-3809 Queens boulevard, Long Island City, Borough of Queens.
 403-28-S—253-255 West 27th street, north side, 590 ft. 8 in. west of Seventh avenue, Manhattan.

Appliances Submitted for Approval.

- 404-28-SA—Signal Engineering Sprinkler Alarm Panel, approval of.
 511-28-SA—Genuine Detroit, Type "S," Anti-Syphon Valve, approval of.
 427-28-SA—Arco Metal Pipe, approval of.

OCTOBER 23, 1928, 10 A. M.

Appeals from Administrative Orders.

- 415-28-A—102-110 Attorney street, Manhattan.
 417-28-A—263-281 Seventh avenue, 165-173 West 25th street and 158-162 West 26th street, Manhattan.
 436-28-A—714-722 Metropolitan avenue, Brooklyn.
 458-28-A—64 West 48th street (14th floor), Manhattan.
 476-28-A—235-245 Sixth avenue and 109 West 15th street, Manhattan.
 483-28-A—218 East 28th street, Manhattan.
 489-28-A—614-616 West 49th street, Manhattan.
 493-28-A—248-67 62nd avenue (Clinton avenue), west side, 800 ft. from East Alley road, Douglaston, Borough of Queens.
 504-28-A—425-447 Coney Island avenue, Brooklyn.
 505-28-A—206-208 West 43rd street, Manhattan.
 506-28-A—2406-2424 86th street, Brooklyn.
 520-28-A—3201 Queens boulevard, northeast corner of 32nd place, Long Island City, Borough of Queens.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 18, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

The minutes of the regular meeting of the board held on Tuesday morning, September 11, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, September 11, 1928, were approved as printed in the Bulletin, No. 38, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

143-28-A.

APPELLANT—Wm. J. Cherry, for Lidgerwood Mfg. Co., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—96-98 Liberty street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to September 25, 1928, at 2 p. m., on written request.

130-28-A.

APPELLANT—Thomaso Sorrenti, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—Barge anchored 1,000 feet off shore, foot of Midland and Hinchcliff avenues, Midland Beach, Borough of Richmond.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

134-28-A.

APPELLANT—Samuel Rosenblum, for Electro Chemical Engraving Co., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—450-458 19th street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

247-28-A.

APPELLANT—I. G. Hamburger, for Friars Realty Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—304-306 West 49th street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(247-28-A)

WHEREAS, I. G. Hamburger, for Friars Realty Co., owner, filed, March 22, 1928, an appeal from an order of the fire commissioner, affecting premises 304-306 West 49th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 29, 1928 (Order No. 33398-F), reads:

"1. Provide a separate and distinct system of Automatic Sprinklers throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals, May 24th, 1927, as amended May 2nd, 1918, and January 21, 1919, effective February 17, 1919.";

and

WHEREAS, the building is non-fireproof, six stories in height, 50 ft. by 95 ft. in area; OCCUPIED: cellar, public garage; 1st story, public garage, 2 persons; 2nd story, public garage, 2 persons; 3rd story, auto repair shop, 4 persons; 4th, 5th and 6th stories, auto painting, 4 persons on each of the 4th and 5th stories and 6 persons on the 6th story; EGRESS consists of an interior stairway extending from the first story to sixth story, enclosed in terra cotta partitions on the first story and metal-covered partitions above, with self-closing, fireproof doors at the openings; a fire escape on the rear of the building, with fireproof openings along the course thereof, and egress through open court to street; and

WHEREAS, appellant contends that it is proposed to cover the floors and ceiling with fire-retarding material and provide new stairs, elevators, etc., and that a sprinkler system is not required; and

WHEREAS, no one appeared when this case was called.

Resolved, that the appeal be and it hereby is dismissed for lack of prosecution.

1313-27-A.

APPELLANT—Philip J. Sinnott, for Edlar Realty Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—Southeast corner of Sound View avenue and Thieriot avenue, The Bronx.

APPEARANCES—

For Appellant Philip J. Sinnott.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal dismissed for lack of jurisdiction.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(1313-27-A)

WHEREAS, Philip J. Sinnott, for Edlar Realty Corp., owner, filed, December 20, 1927, an appeal from a decision of the fire commissioner, affecting premises southeast corner of Sound View avenue and Thieriot avenue, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, rendered November 12, 1927, reads:

"Reports of inspection by the Fire Department, the Building Department, verified by the Department of

MINUTES

Education show that there is a school in the vicinity and that proposed gas station would be in violation of the Building Zone Resolution. Inasmuch as the above plans were approved, upon the sworn statement incorporated in your plans that there were no school exits within 200' along line of travel, I regret to inform you that approval of said plans must be and is hereby revoked.";

and

WHEREAS, the premises consist of a triangular plot, 114 ft. frontage on Thieriot avenue, 132 ft. frontage on Sound View avenue, by 72 ft. across the rear, with a one-story metal office, 30 ft. by 15 ft. in area, six 550-gallon underground gasoline tanks and six pumps; OCCUPIED as a gasoline service station within an unrestricted district; and

WHEREAS, the appellant claims that the alleged school within 200 ft. of the gasoline service station in question is a one-story frame structure, formerly used for school purposes, which has been abandoned and not used for school purposes since July 1, 1924, and up to and including the completion of the gasoline service station; that he has been informed that at the present time the structure is not used for school purposes; that the gasoline station was erected under plans approved September 7, 1926; and

WHEREAS, in the opinion of the board, the gasoline service station in this appeal lies in the same intersecting street in which exists public school property, occupied by more than one structure for school purposes, the board holds it has no jurisdiction in the matter.

Resolved, that the appeal be and it hereby is *dismissed* for lack of jurisdiction.

254-28-A.

APPELLANT—Petroleum Heat & Power Co., for Roman Catholic Church of Holy Trinity, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—212-218 West 83rd street, Manhattan.

APPEARANCES—

For Appellant: G. H. Hallock.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(254-28-A)

WHEREAS, Petroleum Heat and Power Co., for Roman Catholic Church of Holy Trinity, filed, March 23, 1928, an appeal from a decision of the fire commissioner, affecting premises 212-218 West 83rd street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered February 10, 1928 (Plan No. 3691-27), reads:

"6. Boiler room must have entrance from street, yard or court only.";

and

WHEREAS, the building is fireproof, four stories in height, 100 ft. by 81 ft. 6 in. in area; OCCUPIED as a school; and

WHEREAS, a fuel oil burning system has been installed consisting of a 3,000-gallon fuel oil storage tank, an approved Petro Fuel Oil burner and the necessary valves and piping for a complete equipment; and

WHEREAS, appellant contends that there is an engineer's ladder leading from the boiler room to the street and requests the acceptance of the existing exits from the boiler room; and

WHEREAS, the egress from the boiler room is to a stair hall corridor leading direct to open yard with exit therefrom to Amsterdam avenue; and

WHEREAS, there are three mullion windows on the front of the boiler room opening directly on the street.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects egress direct to open yard, *on condition* that there shall be not more than one door opening from the boiler room to the interior of the building leading to the corridor, said opening to be equipped with a self-closing, fireproof door, and that the oil burning equipment shall comply with the fuel oil rules in all other respects.

260-28-A.

APPELLANT—Petroleum Heat & Power Co., for Ellgold Realty Co., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—528 East Fordham road, The Bronx.

APPEARANCES—

For Appellant: G. H. Hallock.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(260-28-A)

WHEREAS, Petroleum Heat and Power Co., for Ellgold Realty Co., owner, filed, March 23, 1928, an appeal from a decision of the fire commissioner, affecting premises 528 East Fordham road, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, rendered March 13, 1928 (Plan No. 1013-27), reads:

"3. Boiler room must be completely cut off from rest of the building by fireproof partitions, ceiling and floor constructed of not less than 8" for brick or 6" for concrete or terra cotta. F. O. Rule 20.

"4. Boiler room must have entrance from street, yard or court only. F. O. Rule 20.";

and

WHEREAS, the building is non-fireproof, one story in height, 82.40 ft. by 100.04 ft. in area; OCCUPIED: retail stores, 10 persons; approximately one-quarter of the area is excavated below grade on the Bathgate avenue front for boiler room with a fuel oil burning equipment; EGRESS from the boiler room consisting of an engineer's ladder in areaway to street level on Bathgate avenue and an interior stairway to the first story; and

WHEREAS, appellant contends that the building is only one story and that it is practically impossible to provide a direct exit to the outer air; and

WHEREAS, the boiler room is now enclosed by walls of approved masonry.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, as to Item 3, *on condition* that the ceiling shall be fire-retarded in accordance with the rules of the board of standards and appeals, and *granted*, as to Item 4, only so far as it affects the egress to an interior stairs, *on condition* that there shall be installed at the cellar opening self-closing, fireproof door leading to the interior stairs, and that this item otherwise shall be complied with; that the building shall be not increased in height or area, and this variation is granted only so long as conditions as to occupancy and use remain unchanged.

MINUTES

140-28-A.

APPELLANT—J. L. Hernon, for Flintlock Realty Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—12-16 John street, Manhattan.

APPEARANCES—

For Appellant: J. L. Hernon.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition. THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(140-28-A)

WHEREAS, J. L. Hernon, for Flintlock Realty Co., owner, filed, February 14, 1928, an appeal from an order of the fire commissioner, affecting premises 12-16 John street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 27, 1928 (Order No. 32084-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at rear and east sides of buildings, or other approved protection as per Section 375, Article 18, Chapter 5 of the Code of Ordinances.";

and

WHEREAS, the building is fireproof, twelve stories and pent house in height, 48 ft. by 52 ft. in area at the first story and 48 ft. by 40 ft. above; OCCUPIED: store and tenant factories, offices, etc., total of 122 persons; means of EGRESS: an interior stairway, extending from the first story to the roof, enclosed in fireproof partitions on three sides and opening into the corridor on the fourth side; a fire escape, with egress from the termination of the fire escape on the second story over roof of an extension; there are three mullion windows and one single window on the rear court within 13 ft. 7 in. of windows in the adjoining building of 9-13 Maiden lane and within 27 ft. 7 in. of windows in an adjoining building to the west; there are two windows in the westerly wall in the 7th, 8th, 9th, 10th and 12th stories and three windows on the 11th story which are within 50 ft. of a neighboring roof; and

WHEREAS, appellant contends that the surrounding buildings are fireproof with windows opening in the wall of the building to the south, 9-13 Maiden lane, which are equipped with iron shutters; that the windows opening in the building to the west are equipped with fireproof sash and wire glass; that the building is equipped with a standpipe system and that there are day and night watchmen service.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the windows not on the course of the elevator shaft, stair hall or fire escapes, and this variation is granted only so long as the occupancy and the adjoining exposures remain unchanged.

BUILDING ZONE CASES

49-28-BZ.

APPLICANT—Harry Rutheiser, for Gotham Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a build-

ing to be used as stores on the first story and as dwellings above.

PREMISES AFFECTED—1710 University avenue, east side, 50 feet north of Brandt place, The Bronx.

APPEARANCES—

For Applicant: Edward S. Schwartz.

For Opposition: William H. Mansfield and Isaac Cortlandt.

ACTION OF BOARD—Laid over to October 9, 1928, at 10 a. m., on request of applicant's representative.

101-28-BZ.

APPLICANT—John J. Dunnigan, for Ahneman & Younkheere, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 7c of the building zone resolution, to permit in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles and also the omission of the required rear yard.

PREMISES AFFECTED—3402 Bailey avenue, east side, 761.43 feet north of Summit place, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Mary Ventarolo and Raymond C. Ward.

ACTION OF BOARD—Laid over to September 25, 1928, at 2 p. m., on written request.

178-28-BZ.

APPLICANT—Rosenson & Lorence, for Charles Uhlinger, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2-6 Herbert street and 153-159 Richardson street, Brooklyn.

APPEARANCES—

For Applicant: Louis Lorence.

For Opposition: None.

ACTION OF BOARD—Laid over to October 16, 1928, at 10 a. m., for final action, on request of applicant.

222-28-BZ.

APPLICANT—William F. Doyle, for Angelina R. Schad, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.

APPEARANCES—

For Applicant: Martin J. Ort.

For Opposition: None.

ACTION OF BOARD—Laid over to October 9, 1928, at 10 a. m., on request of applicant's representative.

179-28-BZ.

APPLICANT—John J. Dunnigan, for May Bloom, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit the extension in area of an existing gasoline service station.

MINUTES

PREMISES AFFECTED—2504 Boston Post road, northeast corner of Mace avenue, The Bronx.
APPEARANCES—

For Applicant: None.

For Opposition: Richard Charles Buck.

ACTION OF BOARD—Laid over to September 25, 1928, at 2 p. m., on written request.

1059-26-BZ.

APPLICANT—John C. Wandell Co., for Harry W. Lippman, owner.

SUBJECT—Application for reopening—reconsideration—application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—15310-15316 Kissena road, Flushing.

APPEARANCES—

For Applicant Harry Golin.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call October 16, 1928, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR HEARING—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

230-26-BZ.

APPLICANT—Frederick J. Flynn, for Metropolitan Realty, Inc., owner.

SUBJECT—Application for reopening—to revoke resolution—application (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit in a residence district the erection and maintenance of a building for business occupancy.

PREMISES AFFECTED—24-26 East 40th street, Manhattan.

APPEARANCES—

For Applicant: Thaddeus Olszewsky.

For Opposition: None.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

209-28-BZ.

APPLICANT—Cohen & Siegel, for Mt. Pleasant Estates, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1-19 La Salle place and 430-442 West 125th street, northwest corner, Manhattan.

APPEARANCES—

For Applicant: Felix Solomon.

For Opposition: Jenny Walcer and Charles Tilgner.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0
Absent 0

243-28-BZ.

APPLICANT—McCooley & Conroy, for Essanarr Garage Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2489-2505 Atlantic avenue, northeast corner of East New York avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: J. J. Speth.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

414-20-BZ.

APPLICANT—J. R. Ashley.

SUBJECT—Application for reopening—extension of temporary permit—application (re decision of superintendent of buildings) to permit on a plot of ground in a residence district the erection and maintenance for a temporary period of two years, of 80 individual garages to be rented to persons not residing on the premises.

PREMISES AFFECTED—Southeast corner of 186th street and Laurel Hill terrace, Manhattan.

APPEARANCES—

For Applicant: Everett R. Booth and James R. Ashley.

For Opposition: None.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative: Commissioners Holland and Guilfoyle 2

Negative: Acting Chairman Connell and Deputy Chief Martin..... 2

Absent: Chairman Walsh..... 1

221-28-BZ.

APPLICANT—Edward P. Doyle, for William A. Sullivan, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—176-17 to 176-25 Baisley boulevard and 120-12 to 120-28 Merrick boulevard, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Edward P. Doyle and William A. Sullivan.

For Opposition: Lester Lewin, John Kapp and Lillian Lewin.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle and Deputy Chief Martin..... 2

Negative: Acting Chairman Connell and Commissioner Holland..... 2

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(221-28-BZ)

WHEREAS, Edward P. Doyle, for William A. Sullivan,

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owner, filed, March 12, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 176-17 to 176-25 Baisley boulevard and 120-12 to 120-28 Merrick boulevard, St. Albans, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 18, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Baisley boulevard is in a business district, Merrick boulevard is in a business district and Merrill avenue is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered February 25, 1928 (re Applic. Plan No. 362-28), reads:

"1. A gasoline service station may not be permitted in a business district.

"Appeal may be taken to the Board of Standards and Appeals.";

and

WHEREAS, it is proposed to erect a one-story non-fire-proof office, 20 ft. by 20 ft., bury six 550-gallon tanks and erect six pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deems that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and the application be and it hereby is denied.

149-28-BZ.

APPLICANT—Peter Spinoso, for Kathryn E. Sheridan, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—261 Potter avenue, north side, 51 feet east of Second avenue, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Emil Guterman, Peter Spinoso and James Sheridan.

For Opposition: Harry R. Berlincke, Adolph Oerter and Peter Jowaiszas.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

THE RESOLUTION—

(149-28-BZ)

WHEREAS, Peter Spinoso, for Kathryn F. Sheridan, owner, filed, February 18, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 261 Potter avenue, Astoria, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 18, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Potter avenue is in a business district; Second avenue is in a business district; Fourth avenue, north of Potter avenue, is in a business district, and Fourth avenue, south of a point 100 ft. south of Potter avenue, is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered December 31, 1927 (re Plan No. 4394-27), reads:

"1. A gasoline service station may not be permitted in a business district.";

and

WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 75 ft. and a maximum depth of 87.69 ft., upon which it is proposed to erect a one-story office, 20 ft. by 20 ft. in area, and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and the application be and it hereby is denied.

245-28-BZ.

APPLICANT—Thomas W. Lamb, Inc., for Highbridge Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed business building (theatre).

PREMISES AFFECTED—4140-4156 Broadway, 660-662 West 176th street, 651-661 West 175th street and 40-54 Wadsworth avenue, Manhattan.

APPEARANCES—

For Applicant: Alexander McManus, Isidor Frey and Thomas W. Lamb.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(245-28-BZ)

WHEREAS, Thomas W. Lamb, Inc., for Highbridge Realty Corp., owner, filed, March 21, 1928, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed business building (theatre); premises 4140-4156 Broadway, 660-662 West 176th street, 651-661 West 175th street and 40-54 Wadsworth avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 18, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Broadway is in a business district; Wadsworth avenue is in a residence district, West 175th street, east of a point 100 ft. east of Broadway, is in a residence district; West 176th street, east of a point 100 ft. east of Broadway, is in a residence district, and St. Nicholas avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 16, 1928 (re N. B. 171-1928), reads:

"1. Building devoted to business purpose may not extend into a residence district. Zoning Resolution, Section 3.";

and

WHEREAS, the proposed building is to be of fireproof construction, orchestra and balcony (68 ft.) in height, with a frontage of 207 ft. 10¾ in. on Broadway, 181 ft. 10½ in. on West 176th street, 124 ft. 7 in. on West 175th street and 199 ft. 10 in. on Wadsworth avenue; to be occupied as a theatre; and

WHEREAS, the greater portion of the plot is in the business use district, the remainder being of such small area and so irregular in shape as to render it useless for any

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other purpose in order to afford a reasonable return on the investment; and

WHEREAS, because of the conditions of the surrounding neighborhood the board deems that applicant has substantiated his basis of appeal brought under section 21 of the building zone resolution and, further, the application is justified under section 7c.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be no exits or entrances in the residence use district except the necessary emergency exits required by law; that there shall be no signs or advertising displayed within the residence use district; that the exterior of the building shall be constructed substantially in conformity with the design filed in this appeal; that the finished working drawings shall be submitted to the board for approval before submission to the building department; that all necessary permits shall be obtained within nine months and all work completed within eighteen months from the date of this action.

232-28-BZ.

APPLICANT—McCooley & Conroy, for Nostrand Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—445 Empire boulevard, north side, 202 ft. 25/8 in. east of East New York avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: Frank Reiss.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

5

Negative

0

Absent

0

THE RESOLUTION—

(232-28-BZ)

WHEREAS, McCooley & Conroy, for Nostrand Holding Corp., owner, filed, March 15, 1928, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 445 Empire boulevard, north side,

202 ft. 25/8 in. east of East New York avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 18, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Empire boulevard is in a business district; New York avenue is in a business district, and Montgomery street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 9, 1928 (re Applic. No. 3402-28), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3 and Sec. 4a, Subdivision 15.

"The erection of a public garage for more than five motor vehicles partly in a residential and partly in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 31 ft. and a depth of 186 ft. 7 1/2 in., rear 105 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, there exists adjoining these premises on the same street front a garage of substantial area; and

WHEREAS, there exists to the rear, abutting this property, a public garage of excessive area; and

WHEREAS, the board deems the location and circumstance and ground layout of property under appeal justify a variation under section 21.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall not exceed in height two stories above the Empire boulevard curb level and not more than one story in height above the private right-of-way of open roadway to the rear; that the structure shall be constructed fireproof; that all exterior walls, other than the front wall of the alleyway and the front wall on Empire boulevard, shall be unpierced throughout their entire height and length and that the frontage on the private right-of-way or northerly frontage of these premises shall be restricted to one vehicular opening to be used and maintained as an emergency exit only; that the front elevation on Empire boulevard shall be finished with face brick of light color and architectural terra cotta or natural stone trim; that the grade of any ramp incorporated in this structure shall set back not less than 10 ft. from the building line of the Empire boulevard frontage; that all permits required shall be obtained within six months and any work involved completed within one year from the date of this action.

Adjourned 3.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 18, 1928

Present: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.

Absent: Chairman Walsh.

PETITIONS FOR VARIATIONS

331-28-S.

PETITIONER—Joseph D. Nunan, Jr., for Studebaker Corporation of America, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—988-1000 Dean street and 895 Bergen street, Brooklyn.

APPEARANCES—

For Petitioner: Joseph D. Nunan, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 2, 1928, at 2 p. m., for further consideration.

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320-28-S.

PETITIONER—P. Feiner & Sons, for Estate of Louis Stern, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—11-19 West 19th street and 10-16 West 20th street, Manhattan.

APPEARANCES—

For Petitioner: Jerome K. Feiner.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....

Negative

Absent: Chairman Walsh.....

332-28-S.

PETITIONER—Henry I. Oser, for Solid Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—330-342 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: J. Lewis.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....

Negative

Absent: Chairman Walsh.....

THE RESOLUTION—

(332-28-S)

WHEREAS, Henry I. Oser, for Solid Realty Corp., filed, April 9, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 330-342 West 38th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered April 4, 1928 (N. B. Application No. 13-1928), reads:

"1. Windows should comply with Sec. 264 Labor Law and Rule 503 Industrial Code.";

and

WHEREAS, the building is fireproof, sixteen stories in height, 150 ft. by 98 ft. 9 in. in area; OCCUPIED: 1st story, stores; upper stories, tenant factories, 125 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the first and second stories in the street wall of the building glazed with 1/4-inch thick polished plate glass; the maximum area of the glass on the first story being 138 in. by 128 in., and on the second story 42 in. by 92 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the two lower stories.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the first and second stories on the street front, on condition that they be equipped with approved metal frames and sash glazed with 1/4-inch polished plate glass, and that the building shall conform with the labor law in all other respects; that the size of the windows shall not exceed the areas stated in the petition, on the second story to be not larger than 47 in. by 84 in., and on the first story not larger than 148 in. by 128 in.

298-28-S.

PETITIONER—Henry I. Oser, for Printarts Building, Inc., owner.

SUBJECT—Application for reopening—reconsideration—re variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—228-38 East 45th street and 237 East 44th street, Manhattan.

APPEARANCES—

For Petitioner: J. Lewis.

ACTION OF BOARD—Petition reopened and granted on condition.

THE VOTE TO REOPEN AND GRANT—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....

Negative

Absent: Chairman Walsh.....

THE RESOLUTION—

(298-28-S)

WHEREAS, Henry I. Oser, for Printarts Building, Inc., owner, filed, April 2, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 228-238 East 45th street and 237 East 44th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered March 28, 1928, reads:

"All windows must comply with Section 264-7 of Labor Law and Rule 503 of Industrial Code.";

and

WHEREAS, the building is fireproof, sixteen stories in height, having a frontage of 30 ft. on East 44th street, 127 ft. on East 45th street and a depth of 200 ft. 10 in.; OCCUPIED: 1st story, stores; upper stories, tenant factories, 115 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are windows on the first and second stories, in both street fronts of the building, glazed with one-quarter-inch plate glass; the maximum area of the glass on first story being 120 in. by 132 in., and on the second story being 144 in. by 90 in.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the two lower stories; and

WHEREAS, this petition was denied by the board at its meeting, July 24, 1928, and petitioner requested a reopening and reconsideration of the case filing plans showing the size of glass proposed.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is reopened and the original application granted on condition that the variation apply to the windows on the first and second stories only, on the street front, and that they be equipped with approved metal frames and sash glazed with 1/4-inch polished plate glass; that the windows shall not exceed the area stated in the petition; on the lower story to be not larger than 128 in. by 130 in., and those on the second story to be not larger than 48 in. by 90 in., and that the requirements of the labor law be complied with in all other respects.

242-28-S.

PETITIONER—George A. Boehm, for Charlotte E. Woodbury, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—565-567 Broadway and 82-86 Prince street, Manhattan.

APPEARANCES—

For Petitioner: Terence J. McManus and George A. Boehm.

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For Administration: Inspector Maher of fire department.
ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(242-28-S)

WHEREAS, George A. Boehm, for Charlotte E. Woodbury, filed, March 21, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 565-567 Broadway and 82-86 Prince street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 2, 1928 (Order No. 33498-LD), reads:

"2. Provide a second means of exit for occupants, 8th story, by providing a public corridor leading to both required means of exit, as per Section 271 of the Labor Law.

"3. Provide an exterior screened iron stairway at east side of building, as per Section 271 of the Labor Law, not less than 44" in width, extending from ground to roof, with balcony on each floor and an independent means of egress from its lowest termination by means of an open court or courts or a fireproof passageway leading to the street, constructed as per Section 268 of the Labor Law, or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law.";

and

WHEREAS, the building, facing on two street fronts, is fireproof, nine stories (132 ft. 4 in.) in height, 51 ft. by

100 ft. in area; OCCUPIED: 1st story, bank; upper stories, offices and light manufacturing, 35 persons per story; EXITS: an interior or 40-inch-wide fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the Prince street front of the building, having fireproof openings along the course thereof, extending from the top story (with gooseneck to roof) to the second story balcony, with EGRESS from the termination of the fire escape by means of counterbalanced ladder to street; ROOFS of adjoining buildings are 16 ft. higher; and

WHEREAS, petitioner contends that the premises have been occupied as a factory since prior to 1913; that in compliance with an order issued in 1912 by the fire department, certain work was done on the fire escape and same was accepted by the fire department under date of December 22, 1913; petitioner proposes to limit the occupancy of the premises to thirty-five persons per story and requests the acceptance of the existing means of egress.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 3, on condition that the present fire escape on the Prince street side be removed and a fire escape, meeting the requirements of the labor law and the rules of the board of standards and appeals, be substituted at window sill level with a counterbalanced stairway terminating at the street; that the requirements of the labor law shall be complied with in all other respects and that the occupancy be limited to thirty persons per story, and that the order, as to Item 2, be and it hereby is affirmed, and the petition as to this item be and it hereby is denied.

Adjourned 4 30 p. m.

WILLIAM J. O'GORMAN, Secretary.

RULES

REPORTING STRUCTURAL ALTERATIONS, ADOPTED FEBRUARY 8, 1917, UNDER CAL. 352-16-S.

Resolved, That for the purpose of establishing uniform practice with regards to the reporting of structural alterations made under the requirements of the labor law, the following rule be and it is hereby adopted:

When plans have been filed with the proper superintendent of buildings and structural alterations have been made to comply with the requirements of the labor law relating to exits and fire protection, or with an order of the State

Labor Department relating to exits issued prior to October 1, 1916, or with an order of the fire commissioner issued subsequent to October 1, 1916, a report shall be made by the superintendent of buildings to the fire commissioner stating whether the work done complies with the order of the State Labor Department, with the order of the fire commissioner, or with the provisions of the State Labor Law, as the case may be.

CONCRETE RULES

USE OF HYDRATED LIME IN CONCRETE

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.

- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 569-26-SA—Trowbridge & Schellens Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 123-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
- 1071-27-SA—New Process Oil Burner, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
- 1259-27-SA—Pioneer Automatic Oil Burner, approval of.
- 1307-27-SA—A B C Angle Hose Valve, approval of.
- 187-28-SA—Faraday Model Single Stroke Solenoid 110 Volt D.C. Fire Alarm Gong, approval of.
- 188-28-SA—Faraday Waterflo Alarm Panel, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 304-28-SA—Croker 2½-Inch Angle Hose Valve, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

APPLIANCES

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

<i>Name of Burner</i>	<i>Calendar No.</i>	<i>Name of Burner</i>	<i>Calendar No.</i>
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
*Alexander Oil Burner.....	65-28-SA	*May Oil Burner.....	68-24-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
*Arcoil Heat Machine.....	632-26-SA	*Morrissey Oil Burner.....	673-27-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Fan Tail Type Steam Atomizing	
Ballard Automatic Oil Burner.....	1363-23-SA	Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Jr. Oil Burner.....	1176-22-SA	*Moussette Oil Burner.....	887-25-SA
Ballard Staples & Pfeiffer Steam Atomizing		*National Rotary Oil Burner.....	836-25-SA
High Pressure Burner.....	1414-22-SA	*New Process Oil Burner.....	1071-27-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*Nokol Automatic Heater.....	1078-24-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	North American Low Pressure Oil Burner..	792-26-SA
*Berggren Oil Burner.....	764-26-SA	*Nu-Way Oil Burner.....	773-26-SA
Best Calorex Burner.....	1464-21-SA	*Orr Fuel Oil Burner.....	113-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Paramount Oil Burner.....	1193-25-SA
*Calorcoil Burner—Type AA.....	1361-24-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Century Oil Burner.....	157-28-SA	Peabody-Fisher Wide Range Mechanical Oil	
Coen Mechanical Oil Burner.....	942-21-SA	Burner	644-21-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	*Petro Domestic Burner.....	161-26-SA
*Commonwealth Oil Burner.....	348-28-SA	Petro Mechanical Burner and Air Register..	735-24-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Petro Burner, Model O.....	78-28-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	*Pioneer Automatic Oil Burner.....	1259-27-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Doherty Oil Burner.....	943-26-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Eisler Automatic Oil Burner.....	481-27-SA	*Rayfield Oil Burner.....	504-26-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Ray Rotary Fuel Oil.....	504-23-SA
Enco Burner.....	1414-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enterprise Rotary Fuel Oil Burner.....	1149-27-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Röckwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulse Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Security Oil Burner.....	56-28-SA
Gem Fuel Oil Burner.....	111-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gill Oil Burner.....	1231-23-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	Steam Oil Burner.....	183-22-SA
GRD Fuel Oil Atomizer.....	128-27-SA	*Stroud-in-the-Door Burner.....	129-27-SA
*Gulf Oil Burner.....	382-26-SA	*Stuhler Oil Burner.....	618-27-SA
Hammel Oil Burner.....	1278-21-SA	*Summerheat Oil Burner.....	581-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
*Hart Automatic Oil Burner.....	1162-24-SA	Surface Combustion Low Pressure Burner..	92-23-SA
Hauck Venturi Low Pressure Oil Burner....	88-27-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Heatiator Oil Burner.....	1346-23-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Holby Oil Burner.....	328-27-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*Homer Domestic Oil Burner.....	1211-25-SA	*Timken Oil Burner, Model 20.....	287-28-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*International Oil Burner.....	1305-24-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
Joyce Oil Burner.....	852-26-SA	*Torridheat Oil Burner.....	63-28-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heat Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lawrence May Oil Burner.....	1034-27-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
Liberty Automatic Heater.....	129-28-SA	*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
Lientz Oil Burner.....	155-20-SA	*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

RULES

ELEVATOR RULES

RULES FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ELEVATORS,
ADOPTED JULY 30, 1918, BY THE BOARD OF STANDARDS AND APPEALS, EFFECTIVE
AUGUST 26, 1918; REVISED MAY 13, 1919.

Rule 1. Application of Elevator Rules. Every elevator, escalator, freight conveyor or amusement device, within the City of New York, in addition to conforming to all provisions of the labor law, building code or other laws or ordinances, as are applicable thereto, shall comply with the requirements of these rules.

Existing and future installations shall at all times be maintained by the owner in a safe condition and in conformity with the requirements of these rules.

Rule 2. Definitions Relating to Elevators.

(a) The terms "elevator," "passenger elevator," "freight elevator" and "amusement device" shall have the meanings indicated in §560 of the building code.

(b) The term "dumbwaiter" shall apply to such special form of freight elevator, whether power driven or manually operated, the dimensions of which do not exceed nine square feet in horizontal section nor four feet in height.

(c) The term "hand power elevator" shall apply to such forms of passenger or freight elevators which are manually operated and the dimensions of which exceed nine square feet in horizontal section.

(d) The term "sidewalk type elevator" shall apply to such special form of freight elevator, either power driven or manually operated, the platform of which does not exceed fifty (50) square feet in area and is suspended or supported at one or more points on the underside.

(e) The term "escalator" shall apply to a moving continuous inclined stairway or runway designed for elevating or lowering passengers.

(f) The term "freight conveyor" shall apply to a device used for elevating or lowering freight in a vertical or inclined direction on a continuous moving carrier without the services of an operator thereon.

(g) The term "future installations" shall apply to any elevator, machinery or equipment used in connection therewith, installed after these rules become effective.

(h) The term "existing installations" shall apply to any elevator, machinery or equipment used in connection therewith, either already installed, in process of installation, or for which plans are on file with the superintendent of buildings prior to August 26, 1918.

(i) The term "alteration" shall include any essential change to the elevator car, counterweights, rails, machinery, safeties or other equipment or direct motive power; except that any repair work made necessary by the ordinary operation of the elevator shall not be deemed an alteration.

(j) The term "power driven elevator" shall apply to any form of elevator except those operated by hand power, gravity in both directions, or through friction grip on the pull rope.

Rule 3. Permits. The application required by §562, building code, for the installation or alteration of elevators, amusement devices, etc., shall be in triplicate on blanks furnished by the superintendent of buildings, stating the size, manner of construction, speed, capacity, other essentials, and mode of operation of the same, and accompanied by necessary drawings; except that applications for the installation of dumbwaiters, and conveyors or hoists may consist of a notice to the superintendent of buildings that such installation is to be made.

Rule 4. Alterations. In making alterations to existing installations, the parts changed or altered must conform in every respect to the rules governing future installations, and where parts of the elevator are damaged from any cause, the damaged parts must be completely renewed, at the discretion of the superintendent of buildings.

Where hand power elevators are changed to power-driven elevators, they shall conform to every rule governing power-driven elevators, except, that when the rise is not more than thirty-five feet and the capacity is not increased, existing wood guide rails may remain in use. In such conversions the use of a power-driven friction grip device is prohibited when the capacity exceeds 800 pounds.

Rule 5. Change of Classification. In future, no freight elevator shall be used for passenger service, unless such elevator conforms to the rules governing future installations of passenger elevators in so far as they relate to safety equipment, hoist ropes, carrying capacity, car enclosure, including gates and emergency exit, shaft openings and doors, and motive power.

In existing installations where such change of classification is made and the hatchway is unenclosed, a substantial enclosure of lawful partitions extending from floor to ceiling and flush with the hatchway shall be constructed, with all openings protected by proper shaft doors.

Rule 6. Tests of New Elevators. In future installations all elevators shall be tested as follows:

The cars of all power-driven elevators shall be loaded to their maximum carrying capacity and operated up and down the shaft several times to test the lifting capacity of the machinery and the operation of the upper and lower automatic limit devices. The car shall be stopped at various levels in the shaft to test the operation of the machine brake.

The cars of all power-driven elevators having speeds exceeding one hundred (100) feet per minute, and of hand-power elevators with a rise of more than fifteen (15) feet, shall be loaded to their maximum carrying capacity, run to the top landing and made to travel downward beyond normal speed, so as to automatically operate the speed retarder or speed governor and car safety device and the slack rope device when required, and (except for hand-power elevators) to stop the machine. This rule shall not be construed, however, to require safe lift elevators to be tested with safe lift load.

The cars of power-driven elevators having speeds of one hundred (100) feet per minute or less shall be loaded to their maximum carrying capacity, run to the top landing and started down at normal speed. At this speed the governor shall be manually operated to test the action of the safety equipment.

Rule 7. Carrying Capacity. In existing installations the owner, lessee or other person having charge or control of any elevator, except a dumbwaiter, and in future installations the manufacturer of any such elevator, shall cause to be fastened in a conspicuous place in the car of said elevator a metal plate, having suitable letters and figures on same, which shall designate the number of pounds weight which said elevator can safely carry.

Future installations shall be designed to sustain in all their parts a load per square foot of platform area inside the car of not less than the following:

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- (a) 75 pounds for power-driven passenger elevators;
- (b) 50 pounds for power-driven freight elevators having platform areas not exceeding 100 square feet;
- (c) 50 pounds for hand-power passenger elevators.

Rule 8. Rules to be Posted. In the car of every passenger elevator the superintendent of buildings shall cause to be posted and maintained, in a conspicuous place, for the guidance and information of operators and passengers, such of the rules relating to the operation of elevators as he may deem necessary to insure public safety, including the number of passengers that such car may carry at one time.

Rule 9. Full Automatic Push Button Elevators. In future installations full automatic push button elevators must be so designed and equipped that the car, at its rated speed and load, will automatically stop when the car floor is level with or not more than three inches from the designated landing floor.

The car gate and shaft doors shall be equipped with approved devices that will prevent the operation of the car until the car gate is closed and the shaft door is closed and locked. The shaft door shall not be capable of being opened unless the floor of the car is within three inches of the landing. A push button to operate an alarm bell shall be provided in the car, for the purpose of notifying the person in charge of the premises, in case the car becomes stopped in the shaft from any cause. The shaft doors shall be so arranged that they cannot be opened after the car leaves the landing, except in emergency cases, and then only by a special key which must be provided and kept in the possession of the person having charge of the building.

Rule 10. Belt or Chain Drives. In future installations no hoisting machine driven by a chain or belt device from a motor or countershaft shall be used in connection with any passenger elevator.

Rule 11. Shaft Openings. In shafts hereafter constructed for passenger elevators, no more than one opening shall be allowed in each story, and all openings in the several stories shall be located one above the other, except that doors may be located on opposite or adjacent sides in the several stories when the distance from the car operating device to the door lock does not exceed forty-eight inches and can at all times be fully controlled by the elevator operator without leaving the car operating device. Door openings may be located on opposite or on adjacent sides of the shaft in the first or main entrance story and in the top story, provided that the openings in the remaining stories are all on the same side of the shaft, that a satisfactory device is installed preventing the operation of the car while the car gate distant from the operator is open, that an attendant is always present to control the shaft doors located in the first or top stories, and that there are no offsets or recesses on the inside of the shaft walls.

No alteration not in compliance with the above provision shall be made to any existing passenger elevator shaft.

Rule 12. Hoistway Enclosure. In the existing and future installations where no enclosure of solid partitions is required around the hoistway by the provisions of the building code, labor law or these rules, there shall be provided a substantial vertical enclosure extending from the floor for a distance of not less than six (6) feet on the side or sides where there are no openings in the car for loading purposes. On all other sides, gates or doors must be provided. Such enclosure may be constructed of mesh work, grille work or slatted partitions, provided that when mesh work is used it shall be of not less than No. 10 U. S. gauge wire or No. 13 U. S. gauge expanded metal, with mesh not exceeding one and one-half (1½) inches; when grille

work is used there shall be not more than one and one-half (1½) inches space between any two members, except that where plain straight bars, not filled in with scroll, are used, there shall be not more than one (1) inch space between members; when wood slats are used they shall be not less than three-eighths (¾) of an inch thick, spaced not more than one (1) inch between slats.

In all cases where existing grille work permitted by law or regulation as a shaft enclosure is altered, such alteration shall be of substantial material and construction, properly braced and carried the full height of openings, with not more than one and one-half inch space between any two members; except that where straight bars, not filled in with scroll work, are used, there shall be not more than one inch between members. Where deemed necessary, existing grille work with spaces exceeding those specified in this rule shall be made safe by suitable screen or wire mesh, or wire glass construction.

Rule 13. Shaft Doors. In existing and future installations all gates or doors leading to any shaft in which power-driven passenger elevators are operated (except full automatic push button elevators) shall be locked, bolted or securely fastened on the shaft side. Such shaft doors or gates shall be closed by the operator before the car is put in motion.

In future installations of passenger elevators, keys for opening the shaft doors or gates from the outside of the shaft, in case of emergency, shall be provided and shall be restricted in use to persons in responsible charge of the building.

In existing and future installations in factory buildings only, the openings in every passenger or freight elevator shaft or hoistway enclosure shall be protected in one of the following manners:

- (a) by properly constructed sliding doors.
- (b) by combination slide and swing doors;
- (c) by hinged or swinging doors equipped with approved devices to insure the shaft doors being closed and locked before the car can start from the landing;
- (d) by hinged or swinging doors, either manually operated or self-closing, with auxiliary gates not less than five (5) feet six (6) inches in height, substantially constructed of wood or metal, with not more than two (2) inches space between any two parallel members, and the bottom of the gate not more than ten (10) inches from the floor, except at the top and bottom landings when the distance from the floor to the bottom of the gate may be increased to give the required head room, and shall close automatically upon the car leaving the landing in either direction; except further that for hand power elevators having the pull rope located in front of the shaft entrance, gates may be two (2) feet six (6) inches in height.

When shaft doors are equipped with electric contacts or other locking devices, an approved emergency release shall be provided on the car within easy reach of the operator.

Rule 14. Car Gates. In existing and future installations, all entrances to the cars of power-driven passenger elevators shall be provided with substantial folding or sliding gates or doors, and where floor tracks are used the same must be kept level with the finished floor surface of the car. All folding gates over three feet wide at the entrance to shaft or car shall have top and bottom braces, spaced not more than eighteen inches on centers when the gates are fully expanded. All car gates shall be closed by the operator before the car is put in motion.

In future installations passenger elevator car gates shall be equipped with an approved device or devices that will prevent the operation of the car while the car gates

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re open, and an approved emergency release shall be provided on the car within easy reach of the operator.

Rule 15. Counterweights. In future installations all counterweights shall have their sections securely bolted together with one or more rods, as determined by the superintendent of buildings. Such rods must pass through all the sub-weights and at least one portion of the frame work. No continuous forged straps shall be permitted.

In existing and future installations where counterweights run in the same shaft as the car, they shall, when at the uppermost position, be protected on all exposed sides the full length of the counterweight with substantial and properly secured shields of iron or steel not less than No. 16 U. S. gauge; except that for plunger or fixed stroke piston hydraulic or traction type elevators no top shield shall be required. Where no compensating chains or ropes are attached to the counterweight, similar shields shall be provided eighteen inches above the bottom of the counterweight runway and extending upwards at least five feet. In existing installations, where the clearance between car and counterweight is not more than one and one-half inches, neither top nor bottom shields shall be required, but in lieu thereof bell-tale metal chains not less than five feet long, spaced not more than six (6) inches on centres from rail to rail, shall be suspended from the bottom of the counterweight.

Rule 16. Speed Governors. All power-driven elevators with a rise of more than fifteen feet not already equipped with a speed governor and safety (except sidewalk type elevators and existing freight elevators in buildings not exceeding five stories in height and direct plunger elevators) shall have at the top of the elevator shaft a governor properly connected to a safety device attached to the underside of the car platform, in such manner that the car will be brought to rest with an easy and gradual stop, or in a distance not greater than nine feet at a speed of seven hundred feet per minute, provided that on elevators having a speed of one hundred feet per minute or less, safeties of the instantaneous type may be used. Every governor operating a car safety shall be set to trip the safety at a speed not exceeding forty per cent. above the rated speed given in the application, but in no case exceeding eight hundred and fifty feet per minute; but this shall not require any governor to trip the safety at a speed less than one hundred and fifty feet per minute. When a speed governor has been set for the rated speed it shall be sealed. When safeties of the instantaneous type are used, a proper flexible means of application must be interposed between the safety and the governor.

Rule 17. Limit Devices. In future installations all power-driven elevators shall have approved limit devices as follows:

(a) for Drum Type Electric Elevators, except sidewalk type elevators with speeds not exceeding seventy-five (75) feet per minute, limit switches on the machine and in the shaft or on the car;

(b) for Traction Type Electric Elevators, limit switches in the shaft or on the car;

(c) for Electric Drum Sidewalk Type Elevators, with speeds not exceeding seventy-five (75) feet per minute, machine automatics will be required, but stopping devices on the operating rope will be accepted in lieu of limit switches in the shaft or on the car;

(d) for Hydraulic Elevators, with speeds not exceeding one hundred and fifty (150) feet per minute, stopping devices on the operating rope;

(e) for Hydraulic Elevators, with speeds exceeding one hundred and fifty (150) feet per minute, limit devices on the machine;

(f) for Lever or Crank-Operated Hydraulic Elevators, limit devices on the machine.

Rule 18. Elevator Brake. In future installations every electric elevator shall be equipped with an electric

or electro-mechanical brake that will bring the car to rest when the car operating device is brought to the stop position or when any of the electric safety devices operate.

When the elevator is driven by a belt from an electric motor, the brake must be arranged to operate should the motor belt break or leave the pulleys.

Rule 19. Operating Device. In future installations every elevator driven by electric power and operated by hand rope, lever, wheel or other non-self-centering device, shall be provided with an approved device preventing the operation of the car, after the interruption of the current, until the operating device has been first returned to the inoperative position, and electric car operating switches shall be self-centering and self-locking in the inoperative position.

Rule 20. Reverse Phase Relays. In future installations every elevator motor operated by polyphase alternating electric current shall be equipped with a reverse phase relay.

Rule 21. Slack Rope Device. In future installations all power-driven elevators, including power-driven sidewalk elevators, operated by drum hoisting machines, shall have approved automatic slack rope devices that will stop the machine if, from any cause, any car hoisting rope or chain attached to the drum becomes slack.

Rule 22. Car Locking Device. No elevator shall be used for the carrying of safes or other material of a greater weight than the normal lifting power of such elevator, unless the machine is provided with special equipment and the car is equipped with an approved locking device which will hold it at any landing, independent of the hoisting ropes while such safe or other material is being loaded or unloaded.

Rule 23. Hand-Power Elevator Safety Devices. In future installations every hand-power elevator (except sidewalk type elevators) with a rise of more than fifteen feet, shall be equipped with an approved safety device that will immediately stop and hold the car with a full load if the rope breaks, and with an approved automatic speed retarder and a hand-operated brake operating in both directions.

Grip hoists and elevators operated by gravity in both directions shall comply with the requirements for hand power elevators.

Rule 24. Escalators. In future, every escalator installed shall be equipped with an approved safety device to prevent any accidental downward reversal and with an approved stopping device.

Rule 25. Car Construction. In future installations the car and car frame of every power-driven elevator and of every hand-power elevator with a rise of more than thirty-five (35) feet shall be of incombustible materials; except that the platform may be of wood covered on the underside with incombustible materials. The car enclosure and flooring may be of hard wood. The car, car frame and enclosure of every hand-power elevator with a rise of thirty-five (35) feet or less may be constructed of wood.

Rule 26. Passenger Car Enclosures. In existing and future installations every passenger elevator car shall be fully enclosed on all sides not used for loading or unloading, and on the top, with substantial construction.

In future installations where grille work is used for the car enclosure, including the top, it shall be constructed with not more than one and one-half inch space between any two members; except that where straight bars not filled in with scroll work are used there shall be not more than one inch space between members. When the clearance between car and counterweight is less than two (2) inches, that part of the car enclosure opposite the counterweight runway shall

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be of solid construction or screened with not more than one-half ($\frac{1}{2}$) inch mesh of not lighter than No. 16 U. S. gauge wire, to a height of not less than six (6) feet six (6) inches.

In existing installations in factory buildings only, where the spaces exceed those specified for future installations, it shall be deemed satisfactory if the grille work is made safe by suitable screen or wire mesh fastened to the car enclosure.

Rule 27. Emergency Exit. In future installations every power-driven passenger elevator car shall have a trap door in the top, of such a size as to afford easy egress for passengers, but not less than sixteen inches in least dimension nor less than four hundred square inches in area. When there is more than one elevator in a shaft and the vertical distance between any two consecutive shaft door openings exceeds thirty (30) feet, there shall be provided in addition to the trap door an emergency side exit to the adjacent car.

In existing installations not already provided with an emergency exit, a trap door as specified for future installations shall be provided; except that when the cross head or car top construction renders it impracticable to provide such trap door, this requirement may be waived by the superintendent of buildings, if egress, in case of emergency, is possible through shaft openings, or to an adjacent car.

Rule 28. Freight Car Enclosure. In existing and future installations in factory buildings only, every freight elevator car shall be enclosed on all sides not used for loading or unloading, with substantial construction, to a height of five (5) feet six (6) inches, or to the cross head, when this is less than five (5) feet six (6) inches above the car platform.

In future installations, where an enclosure of open construction is used, the space between any two parallel members shall not exceed one inch.

Rule 29. Freight Elevator Cover. In existing and future installations in factory buildings only, every freight elevator car shall be provided with a substantial cover or grating constructed of not less than No. 8 U. S. gauge wire or its equivalent in strength, and of a mesh that will reject a one and one-half ($1\frac{1}{2}$) inch diameter ball. Sections of the cover or grating may be arranged to swing upward for handling long material, but such cover or grating shall be closed at all other times. In covers hereafter installed (except where car gates are provided) that part of the cover facing the entrances to the hoistway, extending the full width of the car, shall be hinged on a line not less than eight (8) inches nor more than twelve (12) inches back from the edge of the landing, and the hinged section shall be self-closing.

Rule 30. Space Between Saddles and Car. In future installations there shall be not more than one and one-quarter inch, nor less than three-quarters of an inch space between the floor of the car and the floor saddles, and where the saddles project into the shaft the same shall be properly bevelled on the underside at an angle of not less than sixty degrees to the horizontal.

Rule 31. Lights. In existing and future installations the cars of all elevators shall be properly lighted at all times when in service.

Rule 32. Guide Rails. In future installations, guide rails for both car and counterweights of all elevators (except dumbwaiters, and hand-power elevators with a rise of thirty-five feet or less) shall be of iron or steel. They shall be fastened to the sides of the shaft with wrought or cast iron brackets of such strength and design and so spaced that the guide rails and their fastenings shall be able to safely withstand the application of the safety when stopping a fully loaded car under test. For elevators requiring safeties, the guiding surfaces of the car guides shall be finished smooth and joints shall be tongued and grooved or dowelled, and rails shall extend to the level of or above the overhead beams and shall be bottomed on a suitable support.

The weights of steel or iron guide rails shall be not less than given in the following table:

WEIGHT OF GUIDE RAILS PER LINEAL FOOT.

Total Weight of Car and Live Load, or Weight of Counterweight	Weight of Car Guide Rails		Weight of Counterweight Guide Rails	
	With Guide Rail Safeties.	Without Guide Rail Safeties.	With Guide Rail Safeties.	Without Guide Rail Safeties.
0-4000 lbs.....	7½	7½	7½	6½
4001-15000 ".....	14	14	14	7½
15001-40000 ".....	30	30	30	7½

Rule 33. Ropes. In future installations, all elevators (except dumbwaiters) shall have not less than two ropes independently connected to the car and to each set of counterweights. In drum type machines, the lifting and counterweight ropes shall have at least one full turn of the rope on the drum when they have reached the limit of travel. Every rope hereafter used shall have a factor of safety of not less than six for freight elevators, and not less than eight for passenger elevators. The diameter of any hoist or counterweight rope hereafter installed (except for hand-power elevators and sidewalk type elevators) shall be not more than one-fortieth ($1/40$) of the diameter of any sheave or drum over which it passes. All ropes used in the operation of elevators shall be of steel, iron or marlin covered steel. Ropes of other material than metal may be used as hand ropes and brake ropes in hand power elevators or as centering ropes in power driven elevators with hand rope control. Where overhead machines are used, equalizer arms will be permitted on the car and counterweights. Nothing in this rule shall prohibit the use of chains on sidewalk elevators instead of ropes.

Rule 34. Auxiliary Freight Compartments. In future installations no elevator shall be permitted to have attached above, below or on the side of the car a freight compartment or similar device.

In existing installations, entrances to freight compartments shall be protected by folding gates, as required for passenger elevators, and so arranged that the elevator cannot be operated until the gate is closed.

Rule 35. Overhead Gratings. In every elevator shaft (except existing elevator shafts, dumbwaiter shafts or the shafts of sidewalk elevators outside the building line) immediately under the sheaves at the top of the shaft, or when the machine is located at the top of the shaft, at the level of the top of the machine beams, there shall be provided and placed in a substantial grating of iron or steel capable of sustaining not less than seventy-five pounds per square foot. No two members of such grating shall be spaced more than one and one-half inches apart. When such grating does not extend over the entire area of the shaft, the open edges shall be protected by substantial screened railings not less than three feet high. Every such grating shall extend at least two and one-half feet beyond the general contour of the sheaves or machinery. Deflecting sheaves extending below the machine level, or hoist and counterweight sheaves located at the sides of the shaft, shall be protected by gratings or cradles of a construction similar to that required for the gratings. Fireproof floor construction shall be accepted as the equivalent of the gratings.

Nothing in this rule shall prevent the placing of a trap door in such a grating where other suitable access cannot be had.

Any grating hereafter placed in an existing elevator shaft shall conform to the requirements of this rule.

Rule 36. Elevator Pit. In every elevator shaft hereafter constructed (except shafts for dumbwaiters, for sidewalk elevators and for hand-power elevators with a rise of less than thirty-five feet), the distance from the floor saddle of the lowest landing to the bottom of the pit shall not be less than four feet when the speed does not exceed two hundred and fifty feet per minute, not less than

RULES

five feet when the speed exceeds two hundred and fifty but does not exceed four hundred feet per minute, and not less than six feet when the speed exceeds four hundred feet per minute, and in no case shall there be less than two feet in the clear between the bottom of the pit and the lowest point of the underside of the car floor framing when the car is at the lowest possible position. In the case of power-driven sidewalk type elevators, the clear space between the bottom of the pit and underside of the car floor structure shall be not less than six inches. The pits herein required at the bottom of elevator shafts shall not be used for piping, machinery, or for any purpose not required for the elevator equipment; but this shall not prevent the encroachment upon such pits, in the case of new elevators installed in existing buildings, of the foundations of bearing walls and columns to an extent not exceeding twenty-five per cent. of the area of the pit.

Rule 37. Overhead Clearance for Cars. For all elevator shafts hereafter installed (except shafts for sidewalk type elevators) there shall be provided a sufficient clear space, when the car is at the top landing, to allow a run-by of not less than two feet for elevators having a speed not exceeding one hundred feet per minute, not less than three feet for elevators having a speed exceeding one hundred feet per minute and not exceeding three hundred and fifty feet per minute, and not less than five feet for elevators having a speed exceeding three hundred and fifty feet per minute.

Rule 38. Overhead Clearance for Counterweights. In future installations there shall be provided in all elevator shafts a sufficient clear space when the car has completely compressed the pit buffers to allow of a run-by of the counterweight of not less than two (2) feet for traction and hydraulic type elevators, and not less than three (3) feet for drum type elevators.

Rule 39. Machinery Room. All parts of the elevator machinery for power-driven elevators shall be properly enclosed, and suitable light provided. In buildings hereafter

erected free and safe access must be provided to all parts of the elevator machinery, and there shall be not less than twelve (12) inches clearance at limit stop devices on machine and outboard bearings of motor. In future installations in existing buildings, such clearance shall be provided as deemed necessary by the superintendent of buildings, but need not exceed that specified for buildings hereafter erected. When the machine is located at the bottom of the shaft, it shall be protected with a substantial pit pan.

Rule 40. Speed. The speed of all power-driven elevators shall not exceed seven hundred feet per minute.

Rule 41. Buffers. In future installations for all power-driven elevators (except sidewalk type elevators) there shall be provided substantial spring buffers, pneumatic buffers, or oil buffers for the car and counterweights provided that for the cars and counterweights of all elevators having speeds of more than three hundred and fifty feet per minute, substantial oil buffers shall be installed.

Rule 42. Supporting Beams. Supporting beams hereafter installed for elevator sheaves or machinery (except in dumbwaiter shafts) shall be of iron or steel.

Rule 43. Determination of Questions. When any existing installation for either passenger or freight service is deemed by the Superintendent of Buildings to be in an unsafe or dangerous condition it shall be made safe in such manner as he shall prescribe, and all defective parts necessary of replacement shall conform, in so far as possible, with the rules governing future installations.

Where there are practical difficulties in the way of carrying out the strict letter of the foregoing rules, the Superintendent of Buildings shall have power to vary their provisions so that the spirit of the law shall be observed and public safety secured and substantial justice done, provided that whenever such variations are granted by a superintendent of buildings it shall be indorsed in writing upon the permit over the signature of such superintendent.

RULES

COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

*Amended Resolution Adopted by the Board of Appeals,
March 16, 1920, Under Cal. No. 549-17-BZ*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	131
		Dismissed	66
		Denied	212
Cases filed up to September 19, 1928.....	740	Granted	2
		Granted on condition.....	362
		Appliances approved.....	38
Restored to calendar.....	65	Appliances dismissed, disapproved or withdrawn....	23
		Rules approved.....	3
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	159	Requests to reopen granted.....	137
Requests to amend.....	33	Requests to reopen denied.....	21
Requests for modification.....	12	Requests to amend granted.....	32
Requests to rescind.....	3	Requests to amend denied.....	0
Requests for extension of time.....	26	Requests for modification granted.....	9
Requests for extension of permit.....	8	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	3
Requests for approval of plans.....	22	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	24
Requests for interpretation.....	5	Requests for extension of time denied.....	2
Total	1742	Requests for extension of permit granted.....	7
Disposed of.....	1105	Requests for extension of permit denied.....	1
Cases pending September 19, 1928.....	637	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	21
		Plans disapproved.....	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	5
		Requests withdrawn or dismissed.....	2
		Total	1105

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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OCTOBER 2, 1928

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No. 40

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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JAMES P. HOLLAND

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CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting September 25, 1928, 10 a. m.

Minutes of Regular Meeting, September 25, 1928, 2 p. m.

Correction.

Fire Retarding Rules.

Reserve Calendar.

Appliances Approved.

Notice of Public Hearing on Amendments to Fuel Oil Rules.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, October 2, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, October 9, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to September 26, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
751-28-S.....	F.D.....	28 W. 15th st., Man., L. D. 40136
750-28-A.....	F.D.....	686 Lexington ave., Man., C-43234
749-28-BZ.....	B.B.B....	370 Menahan st., Bklyn., N. B. 15364-28
748-28-BZ.....	F.D.....	Southeast corner of Vermont ave. & Crosby ave., Bklyn., Alt. 2825-28
747-28-BZ.....	B.B.Q....	Northeast corner of Van Wyck blvd. & 111th ave., Ozone Park, Q., N. B. 14534-27
746-28-A.....	F.D.....	57-59 Lexington ave., Man., F-28478
745-28-S.....	B.B.M....	27-37 W. 60th st., Man., Decision
744-28-BZ.....	B.B.Bx...	Northeast corner of Longfel- low ave. & E. 173rd st., Bx., N. B. 1183-28
743-28-BZ.....	B.B.Bx...	415-425 Concord ave., Bx., N. B. 832-28
742-28-S.....	B.B.M....	307 Fifth ave., Man., N. B. 416-28
741-28-A.....	F.D.....	44 W. 60th st., Man., F-42799

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR TUESDAY, OCTOBER 2, 1928, AT 2 P. M.

Building Zone Cases.

108-28-BZ.
APPLICANT—John J. Dunnigan, for 4510 Broadway Corp., owner.
PREMISES—1550 Jerome avenue, east side, 241.79 feet south of Mount Eden avenue, The Bronx.
APPLICATION, under sections 7e and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

177-28-BZ.
APPLICANT—Henry J. Nurick, for Nathan Adelman, owner.

PREMISES—224 Humboldt street, southeast corner of Scholes street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

268-28-BZ.
APPLICANT—William Richter, for Henry C. Behrens, owner.
PREMISES—878-886 Gravesend avenue, west side, 160 feet south of Avenue F, Brooklyn.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

292-28-BZ.
APPLICANT—Morris M. Polansky, for Abraham Scher, owner.
PREMISES—4430 Seton avenue, east side, 275.07 feet north of Nereid avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a building to be used as a store on the first story and as dwellings above.

341-28-BZ.
APPLICANT—William F. Doyle, for Nathan Levy, owner.
PREMISES—771-773 East Tremont avenue, north side, 100.18 feet east of Prospect avenue, The Bronx.
APPLICATION, under sections 7a, 7b, 7c and 21 of the building zone resolution,
TO PERMIT the extension, from a business district into a residence district, of an existing business building.

267-28-BZ.
APPLICANT—Joseph D. Nunan, Jr., for I. & D. Realty Corp., owner.
PREMISES—Southeast corner of Reeds lane and Coles lane and the southeast corner and southwest corner of Central place and Coles lane, Far Rockaway, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in an "E" area and residence district the erection and maintenance of attached private residences omitting the side yard required under the building zone resolution.

362-28-BZ.
APPLICANT—William F. Doyle, for S. & L. Building Corp., owner.
PREMISES—2665 Grand Concourse, northwest corner of East Kingsbridge road, The Bronx.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, an alteration and change of a portion of the basement story from storage to a business occupancy.

364-28-BZ.
APPLICANT—Levy & Berger, for Carolyn Miller, owner.
PREMISES—5720-5728 Kings Highway, northeast corner of East 57th street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.

CALENDAR

327-28-BZ.

APPLICANT—William F. Doyle, for Necara Holding Corp., owner.

PREMISES—8124-8202 18th avenue, Brooklyn.

APPLICATION, under sections 7c, 7e and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and showroom.

305-28-BZ.

APPLICANT—Rosenson & Lorence, for Causeway Boulevard Corp., owner.

PREMISES—160-46 to 160-54 Woodhaven boulevard and 92-09 to 92-15 161st avenue (Grimm avenue), northwest corner, Howard Beach, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

OCTOBER 2, 1928, 10 A. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

318-28-A—102 Fulton street, Manhattan.

322-28-A—1730 Andrews avenue, The Bronx.

323-28-A—1746 Andrews avenue, The Bronx.

324-28-A—89-04 148th street (Myrtle avenue), southwest corner of 89th avenue (Shelton avenue), Jamaica, Borough of Queens.

325-28-A—1760 Andrews avenue, The Bronx.

326-28-A—519-521 Fifth avenue and 2-4 East 44th street, northeast corner, Manhattan.

343-28-A—17-19 Hopkins street, north side, 175 ft. east of Nostrand avenue, Brooklyn.

350-28-A—330 Rivington street, Manhattan.

351-28-A—28-30 East 10th street, Manhattan.

352-28-A—57-59 East 11th street, Manhattan.

715-28-A—6501-6505 13th avenue, southeast corner of 65th street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 2, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

CAL. NO. 100-28-BZ—Application, February 2, 1928, under section 7e of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Louis Kraft, owner, to permit, partly in a business district and partly in a residence district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 2138 Westchester avenue, south side, 347.20 ft. west of Castle Hill avenue, The Bronx.

CAL. NO. 265-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Flostrand Realities, Inc., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises west side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, The Bronx.

CAL. NO. 244-28-BZ—Application, March 21, 1928, under sections 7c and 21 of the building zone resolution, of William R. Bayes, applicant, on behalf of Gravesend Realty Corp., owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 1602-1604 Kings Highway, southeast corner of East 16th street, Brooklyn.

CAL. NO. 253-28-BZ—Application, March 23, 1928, under sections 21, 7a, 7b and 7g of the building zone resolution, of William F. Doyle, applicant, on behalf of Ryan Bros., owners, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 7817-7825 Third avenue and 301-313 79th street, northeast corner, Brooklyn.

CAL. NO. 259-28-BZ—Application, March 23, 1928, under section 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of Charles Lippman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5370-5374 Metropolitan avenue, southwest corner of Rene place, Ridgewood, Borough of Queens.

CAL. NO. 266-28-BZ—Application, March 26, 1928, under sections 7b, 7c and 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of Forrest Park Mortgage Corp., Inc., owner, to permit the extension, from a business district into a residence district, of a proposed business building (store); premises 2370-2386 Myrtle avenue, southwest corner of Summerfield street, Ridgewood, Borough of Queens.

CAL. NO. 116-28-BZ—Application, February 7, 1928, under sections 7g and 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Clifbert Realty Corp.,

CALENDAR

owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 865-877 Ralph avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 2, 1928, 2 P. M.

Petitions for Variations.

- 81-27-S—48-56 West 48th street, Manhattan.
- 99-28-S—15 East 53rd street, Manhattan.
- 218-28-S—1793-1799 Jerome avenue, The Bronx.
- 295-28-S—234-242 West 39th street, Manhattan.
- 296-28-S—15-19 West 39th street, Manhattan.
- 331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.
- 391-28-S—Foot of Montague street, Warehouse No. 57, Brooklyn.
- 398-28-S—814-826 Eighth avenue and 246 West 50th street, Manhattan.
- 421-28-S—244 Canal street, Manhattan.
- 428-28-S—310-316 East 75th street, Manhattan.
- 429-28-S—318-320 East 75th street, Manhattan.
- 439-28-S—16-20 East 52nd street, Manhattan.
- 440-28-S—531 West 26th street, Manhattan.
- 442-28-S—64-70 West 48th street, Manhattan.
- 513-28-S—1233 Second avenue, Manhattan.
- 627-28-S—636 Greenwich street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, OCTOBER 9, 1928, 2 P. M.

Building Zone Cases.

- 377-28-BZ.
APPLICANT—Philip J. Sinnott, for Valley Holding Corp., owner.
PREMISES—998 Sound View avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 382-28-BZ.
APPLICANT—Emil Guterman, for Abe Schiller, owner.
PREMISES—22601-22605 Northern boulevard (Jackson avenue), northeast corner of 226th street, Bayside, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a gasoline service station.
- 389-28-BZ.
APPLICANT—William F. Doyle, for Minnie Weber, owner.
PREMISES—2385-2393 Utica avenue, northeast corner of Avenue S, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.
- 395-28-BZ.
APPLICANT—William F. Doyle, for Weis Buck Garage Co., Inc., owner.

PREMISES—1139 Prospect avenue and 153 Terrace place, northeast corner, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

438-28-BZ.

APPLICANT—Morris & Morris, for Frances Rosenthal, owner.

PREMISES—1984 82nd street and 8202-8212 20th avenue, southwest corner, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building.

435-28-BZ.

APPLICANT—Edward P. Doyle, for James P. Walsh, owner, and Pancliff Holding Corp., lessee (63-year lease).

PREMISES—141 West 69th street, Manhattan.

APPLICATION, under sections 21 and 7c of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the alteration and conversion of a dwelling into a store and dwelling.

406-28-BZ.

APPLICANT—Edward L. Kelly, for Anna Stanaitis, owner.

PREMISES—53-16 to 53-20 Metropolitan avenue and 301-305 Grandview avenue, northeast corner, Ridgewood, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

407-28-BZ.

APPLICANT—William F. Doyle, for Mere Holding Corp., owner.

PREMISES—West side of Morrison avenue, 100 ft. south of Westchester avenue, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building (stores).

441-28-BZ.

APPLICANT—Corn-Kelly Corp., owner.

PREMISES—501-529 Avenue P, north side, between East 5th street and Ocean Parkway, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a gasoline service station.

451-28-BZ.

APPLICANT—William F. Doyle, for Alexander Ginsburg, owner.

PREMISES—1969-1979 Cropsey avenue and 8796-8818 20th avenue, northwest corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

460-28-BZ.

APPLICANT—James W. Byrnes, for Reuben Schwartzberg, owner.

CALENDAR

PREMISES—1073 Willoughby avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the change of occupancy of an existing garage for the storage of five (5) motor vehicles to a motor vehicle repair shop.

OCTOBER 9, 1928, 10 A. M.

Appeals from Administrative Orders.

- 182-28-A—1155-1205 Manhattan avenue and 99-105 Commercial street, Brooklyn.
- 233-28-A—260-274 Greenwich street, Manhattan.
- 238-28-A—38-11 Second avenue, Long Island City, Borough of Queens.
- 252-28-A—119-131 East 32nd street, 118-130 East 33rd street and 198-212 Lexington avenue, Manhattan.
- 344-28-A—310-322 East 75th street, Manhattan.
- 358-28-A—238-240 Melrose street, Brooklyn.
- 359-28-A—1384-1388 Broadway and 118 West 38th street, southeast corner, Manhattan.
- 373-28-A—305-307 East 61st street, Manhattan.
- 374-28-A—155 Perry street, Manhattan.
- 375-28-A—447-457 Sutter avenue and 259 Junius street, Brooklyn.
- 379-28-A—1556-1560 Broadway and 157-165 West 46th street, Manhattan.
- 381-28-A—7 Great Jones street, Manhattan.
- 385-28-A—15 East 31st street, Manhattan.
- 390-28-A—210 Furman street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 9, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

- CAL. NO. 165-28-BZ—Application, February 24, 1928, under section 21 of the building zone resolution, of Philip Freshman, applicant, on behalf of Roma Development Corp., owner, to permit in a business district the erection of a garage for the storage of more than five (5) motor vehicles; premises 1535-1547 Gravesend avenue, east side, 300 ft. south of Avenue M, Brooklyn.
- CAL. NO. 211-28-BZ—Application, March 8, 1928, under section 21 of the building zone resolution, of William A. Schroeder, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises North side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.
- CAL. NO. 264-28-BZ—Application, March 26, 1928, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Lottie Cutler, owner, to permit, partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station; premises 120-06 Sutphin

boulevard and 147-24 120th avenue, southwest corner, Jamaica, Borough of Queens.

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 222-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Angelina R. Schad, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.

CAL. NO. 38-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Roth Estate, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a building to be used as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles; premises 192-208 East 98th street, west side, 84 ft. 9 7/8 in. north of Kings Highway, Brooklyn.

CAL. NO. 74-28-BZ—Application, January 26, 1928, under sections 7c and 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, substituted for Fox, Well & Wintner, on behalf of Roland Lievendag, owner, to permit, partly in a business district and partly in a residence district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles; premises 45-76 to 45-80 164th street (24th street), southwest corner of 46th avenue (Queens avenue), Flushing, Borough of Queens.

CAL. NO. 314-28-BZ—Application, April 5, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of 1738 Crotona Park Co., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 902-914 Westchester avenue, The Bronx.

CAL. NO. 14-27-BZ—Application, January 15, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for James W. Byrnes, on behalf of Prior Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied); premises 92-110 East 98th street, west side, 140 ft. south of Rutland road, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

CALENDAR

OCTOBER 9, 1928, 2 P. M.

Petitions for Variations.

- 185-28-S—1205 Manhattan avenue, Building No. 1, Brooklyn.
 419-28-S—227-233 East 45th street, Manhattan.
 420-28-S—68-72 Washington street and 44 West street, Manhattan.
 432-28-S—189-195 Hudson street and 1-3 Desbrosses street, Manhattan.
 434-28-S—119-123 Varick street and 26-30 Dominick street, Manhattan.
 450-28-S—207 Starr street, Brooklyn.
 480-28-S—521-523 West 47th street, Manhattan.
 491-28-S—32-34 West 39th street, Manhattan.
 494-28-S—115 West 54th street, Manhattan.
 502-28-S—128-136 West 31st street and 127-133 West 30th street, Manhattan.
 503-28-S—4-6 West 37th street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, OCTOBER 16, 1928, AT 2 P. M.

Building Zone Cases.

- 133-28-BZ.
 APPLICANT—340 West 57th Street Corp., owner.
 PREMISES—229-235 East 85th street, Manhattan.
 APPLICATION, under sections 7e and 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.
- 540-28-BZ.
 APPLICANT—J. G. Shea, for Martin Lindky and Arthur T. Doyle, owners.
 PREMISES—70-01 36th avenue and 35-41 Kittay street (Sprague street), northeast corner, Woodside, Borough of Queens.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT the erection of a garage for more than five (5) motor vehicles in a residence district.
- 894-28-BZ.
 APPLICANT—Harry B. Kelter, for Max Epstein, owner.
 PREMISES—16221 Willets Point boulevard and 15-02 Utopia parkway, southwest corner, Whitestone, Borough of Queens.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station and a motor vehicle repair shop.
- 369-28-BZ.
 APPLICANT—Charles Kreymborg and Son, for Lojo Realty Co., Inc., owner.
 PREMISES—110-118 East 157th street and 745-759 Gerard avenue, southwest corner, The Bronx.
 APPLICATION, under sections 7b and 7c of the building zone resolution,
 TO PERMIT in a residence district, extending from a business district, the erection of an apartment house with stores on the first story.
- 1059-26-BZ.
 APPLICANT—The John C. Wandell Co., for Sara G. Thomas, owner.

PREMISES—153-10 to 153-16 Kissena road, northwest corner of West avenue, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

557-28-BZ.

APPLICANT—William R. White, for Richard Carroll, Inc., owner.

PREMISES—2717 Reservoir avenue, The Bronx.
 APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a residence district the erection and maintenance of sixteen (16) one-car garages and a gasoline service station.

461-28-BZ.

APPLICANT—Edward L. Kelly, for Lewol Realty Corp., owner.

PREMISES—533-543 Glenmore avenue and 241-245 Van Sicklen avenue, northeast corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a gasoline service station.

477-28-BZ.

APPLICANT—John J. Dunnigan, for The Roman Catholic Church of The Holy Spirit, owner.

PREMISES—Southwest corner of Burnside avenue and Grand Concourse, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution,
 TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a business building (stores).

499-28-BZ.

APPLICANT—William P. Thomas, for Farlow Associates, Inc., owner.

PREMISES—Southeast corner of Undercliff avenue and West 175th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

500-28-BZ.

APPLICANT—William P. Thomas, for Fort Lee Ferry Garage, Inc., owner.

PREMISES—Northwest corner of Bailey avenue and West Kingsbridge road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

501-28-BZ.

APPLICANT—William P. Thomas, for Patrick J. Murphy, owner.

PREMISES—Southwest corner of Cedar avenue and West Tremont avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,
 TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

CALENDAR

OCTOBER 16, 1928, 10 A. M.

Appeals from Administrative Orders.

- 263-28-A—648 Broadway, Manhattan.
 278-28-A—648 Broadway, Manhattan.
 290-28-A—146-150 West 34th street and 141-153 West 33rd street, Manhattan.
 430-28-A—87-15 Britton avenue, northwest corner of Elbertson street, Jackson Heights, Borough of Queens.
 437-28-A—615-627 West 49th street and 624-628 West 50th street, Manhattan.
 464-28-A—2109-2125 Westbury Court, Brooklyn.
 465-28-A—850 ft. south of Goethal Bridge and 6,000 ft. east of Arthur Kill, Borough of Richmond.
 468-28-A—544-546 West 43rd street, Manhattan.
 469-28-A—124 Bleecker street, Manhattan.
 552-28-A—880-890 Columbus avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 16, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

- CAL. NO. 178-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Rosenson & Lorence, applicants, on behalf of Charles Uhlinger, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2-6 Herbert street and 153-159 Richardson street, Brooklyn.
- CAL. NO. 569-27-BZ—Application, May 20, 1927, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Delaney & Otten Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southeast corner of Fourth avenue and 12th street, Brooklyn.
- CAL. NO. 540-27-BZ—Application, May 16, 1927, under sections 7g and 21 of the building zone resolution, of F. Matthew Buermann, applicant, substituted for Henry J. Nurick, on behalf of Abramam Goldinger, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises 725-727 Bedford avenue, Brooklyn.
- CAL. NO. 1237-27-BZ—Application, April 24, 1927, under sections 7g and 21 of the building zone resolution, of Kate Ruchlis and Israel Berkenfeld, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.
- CAL. NO. 29-28-BZ—Application, January 13, 1928, under section 21 of the building zone resolu-

tion, of Philip J. Sinnott, applicant, on behalf of Isidor Dunitz, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1952-1956 Eastern Parkway Extension, east side, 5 ft. 1½ in. north of Truxton street, Brooklyn.

CAL. NO. 198-28-BZ—Application, March 3, 1928, under sections 7c and 21 of the building zone resolution, of Walter Pfaendler, applicant, on behalf of Lantic Corporation, owner, to permit in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 505-517 Pacific street, northeast corner of Third avenue, Brooklyn.

CAL. NO. 231-28-BZ—Application, March 15, 1928, under section 21 of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of James Macbeth, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-44 Sutphin boulevard), Jamaica, Borough of Queens.

CAL. NO. 276-28-BZ—Application, March 28, 1928, under section 21 of the building zone resolution, of Palmer H. Ogden, applicant, on behalf of Cannabbe Holding Corp. and 31st Street Holding Corp., owners, to permit in a two times height district the erection of the street wall of a building to a height exceeding the limit set by the zone resolution; premises 142-162 West 31st street and 371-377 Seventh avenue, southeast corner, Manhattan.

CAL. NO. 300-28-BZ—Application, April 3, 1928, under section 21 of the building zone resolution, of Edward F. Fox, applicant, on behalf of Tilles & Haves, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 109-57 to 109-65 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellaire, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 16, 1928, 2 P. M.

Petitions for Variations.

- 69-28-S—237-245 West 35th street, Manhattan.
 488-28-S—1440 Broadway, Manhattan.
 525-28-S—20-26 West 36th street, Manhattan.
 529-28-S—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.
 545-28-S—647 Broadway, Manhattan.
 549-28-S—3302-3320 Anable avenue, Long Island City, Borough of Queens.
 551-28-S—880-890 Columbus avenue, Manhattan.
 555-28-S—57-61 West 38th street, Manhattan.
 636-28-S—342-346 Seventh avenue and 201-203 West 29th street, northwest corner, Manhattan.

CALENDAR

- 637-28-S—259-261 West 30th street, Manhattan.
 380-28-S—700-728 Brook avenue, east side, 40 ft. south of East 156th street, The Bronx.
 512-28-S—3801-3809 Queens boulevard, Long Island City, Borough of Queens.
 403-28-S—253-255 West 27th street, north side, 590 ft. 8 in. west of Seventh avenue, Manhattan.

Appliances Submitted for Approval.

- 404-28-SA—Signal Engineering Sprinkler Alarm Panel, approval of.
 511-28-SA—Genuine Detroit, Type "S," Anti-Syphon Valve, approval of.

OCTOBER 23, 1928, 10 A. M.

Appeals from Administrative Orders.

- 415-28-A—102-110 Attorney street, Manhattan.
 417-28-A—263-281 Seventh avenue, 165-173 West 25th street and 158-162 West 26th street, Manhattan.
 436-28-A—714-722 Metropolitan avenue, Brooklyn.
 458-28-A—64 West 48th street (14th floor), Manhattan.
 476-28-A—235-245 Sixth avenue and 109 West 15th street, Manhattan.
 483-28-A—218 East 28th street, Manhattan.
 489-28-A—614-616 West 49th street, Manhattan.
 493-28-A—248-67 62nd avenue (Clinton avenue), west side, 800 ft. from East Alley road, Douglaston, Borough of Queens.
 504-28-A—425-447 Coney Island avenue, Brooklyn.
 505-28-A—206-208 West 43rd street, Manhattan.
 506-28-A—2406-2424 86th street, Brooklyn.
 520-28-A—3201 Queens boulevard, northeast corner of 32nd place, Long Island City, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 23, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 139-28-BZ—Application, February 14, 1928, under section 21 of the building zone resolution, of The Grace Club, Inc., applicant and owner, to permit, partly in a business district and partly in a residence district, the maintenance of a building occupied as a restaurant on the basement story; premises 147-151 East 21st street, Manhattan.

CAL. NO. 160-28-BZ—Application, February 24, 1928, under section 21 of the building zone resolution, of Edward J. Bausch, applicant, on behalf of Philip Sachs, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Margaret place (Trotting Course lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

CAL. NO. 309-28-BZ—Application, April 4, 1928, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of B. M. Maltz & Sons, Inc., owner, to permit in a business district the erection and maintenance of a

gasoline service station; premises 2323-2331 Flatbush avenue, northeast corner of Utica avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 23, 1928, 2 P. M.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, October 23, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 240-28-BZ—Application, March 20, 1928, under sections 7a and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Geraldine Norton, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3502 Far Rockaway boulevard, 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 30, 1928, 10 A. M.

Appeals from Administrative Orders.

- 521-28-A—West side of 121st street (Spruce street), 250 ft. south of Jamaica avenue, Richmond Hill, Borough of Queens.
 544-28-A—53-57 West 14th street and 54-56 West 15th street, Manhattan.
 550-28-A—309-311 East 22nd street, Manhattan.
 569-28-A—1005 East 180th street, Manhattan.
 570-28-A—2137 Boston road, The Bronx.
 633-28-A—62 Orchard street, Manhattan.
 635-28-A—Southwest corner of Smith street and Sigourney street, Brooklyn.
 639-28-A—2000-2010 Broadway and 121-125 West 68th street, northeast corner, Manhattan.
 498-28-A—8907-8917 Metropolitan avenue and 8944 Central avenue (Cooper avenue), Middle Village, Borough of Queens.
 715-28-A—6501-6505 13th avenue, southeast corner of 65th street, Brooklyn.

OCTOBER 30, 1928, 2 P. M.

Petitions for Variations.

- 308-28-S—19 Park place and 16 Murray street, Manhattan.
 319-28-S—235-247 East 45th street, north side, 100 ft. west of Second avenue, Manhattan.
 508-28-S—268-270 West 125th street and 267-269 West 124th street, Manhattan.

Appliances Submitted for Approval.

- 443-28-SA—Kres-Kno Oil Burner, approval of.
 427-28-SA—Arco Metal Pipe, approval of.
 515-28-SA—Jenkins 4 in. Swing Check Valve, approval of.
 516-28-SA—Jenkins 6 in. Swing Check Valve, approval of.
 517-28-SA—Jenkins 8 in. Swing Check Valve, approval of.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 25, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

The minutes of the regular meeting of the board held on Tuesday morning, September 18, 1928, and the minutes of the regular meeting of the board held Tuesday afternoon, September 18, 1928, were approved as printed in the Bulletin, No. 39, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS 233-28-A.

APPELLANT—J. M. Coward, 2nd, for the Coward Shoe, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—260-274 Greenwich street, Manhattan.

APPEARANCES—

For Appellant: C. G. Lippencott.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 9, 1928, at 10 a. m., on request of appellant's representative.

291-28-A.

APPELLANT—David Kaufman, for William Levine, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—37-53 89th street, Jackson Heights, Borough of Queens.

APPEARANCES—

For Appellant: David Kaufman.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(291-28-A)

WHEREAS, David Kaufman, for William Levine, filed, March 31, 1928, an appeal from a decision of the fire commissioner, affecting premises 37-53 89th street, Jackson Heights, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, rendered January 31, 1928 (Plan No. 2915-27), reads:

"8. Anti-syphon device may not be used unless special permission is given by proper official.";

and
WHEREAS, the building is non-fireproof, four stories in height, 140 ft. by 88 ft. in area; OCCUPIED as an apartment house; and

WHEREAS, a fuel oil burning system has been installed consisting of a 3,500-gallon fuel oil tank (located outside the building at an elevation above the burner), an approved type May Oil Burner and the necessary valves and piping for a complete installation; and

WHEREAS, the applicant contends that if the fuel oil tank was placed at a lower elevation it would endanger the foundation walls of the building and contends that an American Schaeffer and Budenberg anti-syphon valve is installed at the highest point in the suction line to prevent syphoning; appellant contends, further, that the valve has been approved by the Fire Underwriters' Laboratories.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

312-28-A.

APPELLANT—Fred T. Ley & Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—2706-2712 40th avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: E. W. Higgs.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(312-28-A)

WHEREAS, Fred T. Ley & Co., Inc., owner, filed, April 5, 1928, an appeal from an order of the fire commissioner, affecting premises 2706-2712 40th avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated December 23, 1927 (Order No. 14157-LC), reads:

"You are hereby notified that an inspection of the above premises, used as a non-storage garage shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

"Separate the boiler from remainder of building by an enclosure of solid masonry at least 8 inches in thickness. Entrance to the boiler room to be from exterior of building only.";

and

WHEREAS, the building is fireproof on the basement story and non-fireproof above, two stories and basement in height, 42 ft. by 44 ft. in area; OCCUPIED: basement, boiler room and storage; 1st story, private garage; 2nd story, dwelling, 4 persons; and

WHEREAS, applicant contends that the basement story of the building is fireproof; that a fore and aft brick wall has been erected in the basement story (with a fireproof, self-closing sliding door at the opening therein) separating the boiler room from the remainder of the basement, and that there has been provided at the opening leading from the cellar to the interior stairway a fireproof, self-closing sliding door.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

282-28-A.

APPELLANT—William F. Doyle, for Textile Properties, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—285-293 Fifth avenue, Manhattan.

APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(282-28-A)

WHEREAS, William F. Doyle, for Textile Properties, Inc.,

MINUTES

filed, March 29, 1928, an appeal from an order of the fire commissioner, affecting premises 285-293 Fifth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 7, 1928 (Order No. 30587-LD), reads:

"1. Discontinue the use of the above premises for factory purpose occupied in violation of Section 270 of the Labor Law and Certificate of Occupancy 3331-21 issued by the Superintendent of Buildings.

"Defects noted as follows:

"(a) Stairways not extended to roof.

"(b) Exit doors opening to stairways not 44" wide.

"(c) Partitions not constructed of incombustible material."

and

WHEREAS, the building, facing on three street fronts, is fireproof, sixteen stories in height, 197 ft. 6 in. by 200 ft. in area; OCCUPIED: 1st story, store, 60 persons; upper stories, offices and showrooms, 75 persons per story; and

WHEREAS, appellant contends that there is no factory occupancy in the building; that it is given over exclusively as showrooms for imported and domestic rugs and offices and the only work done is that which is incidental to the placing of these rugs on display.

Resolved, that the order of the fire commissioner be and it hereby is *dismissed* as not enforceable, as the work described and conceded by the representative of the fire department is but work incidental to the display of the merchandise in these premises.

270-28-A.

APPELLANT—Petroleum Heat & Power Co., for M. Greenberg, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—27 Skillman street, Brooklyn.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(270-28-A)

WHEREAS, Petroleum Heat and Power Co., for M. Greenberg, filed, March 27, 1928, an appeal from a decision of the fire commissioner, affecting premises 27 Skillman street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated January 16, 1928 (Order No. 1937-27), reads:

"3. Boiler room ceiling must be of fireproof construction."

and

WHEREAS, the building is non-fireproof, two stories in height, 100 ft. by 100 ft. in area; OCCUPIED: 1st story, boiler room and office, 15 persons; 2nd story, furniture storage, 15 persons; and

WHEREAS, a fuel oil burning system has been installed consisting of a 1,100-gallon capacity fuel oil storage tank, a Petro Oil Burner and the necessary valves and piping for a complete installation; and

WHEREAS, appellant contends that the ceiling of the boiler room consists of wood lath and plaster covered with 26 gauge sheet metal and, in lieu of the required fireproof ceiling, proposes to provide a fire retarding ceiling constructed of 1/2-inch plaster board covered with 26 gauge sheet metal; and

WHEREAS, the building is but two stories in height, equipped throughout with an approved sprinkler system embracing the boiler room.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be not increased in height or area and that the ceiling of the boiler room shall be fire-retarded with 1/2-inch plaster board covered with 26 gauge metal, lapped seams.

273-28-A.

APPELLANT—Gilbert Photo Novelty Company, for A. F. Cook, lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—8 Cooper Square, Manhattan.

APPEARANCES—

For Appellant: Morton Gilbert.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(273-28-A)

WHEREAS, Gilbert Photo Novelty Co., for A. F. Cook, filed, March 28, 1928, an appeal from an order of the fire commissioner, affecting premises 8 Cooper square, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 6, 1928 (Order No. 417441-C), reads:

"1. All vertical openings throughout building must be protected as specified in Articles 8 and 18 Building Code.

"4. Discontinue use of gas radiators and any other fire or flame."

and

WHEREAS, the building is non-fireproof, four stories in height, 15 ft. 10 in. by 63 ft. 8 in. in area at first story and 15 ft. 10 in. by 41 ft. 8 in. in area above; OCCUPIED: 1st story, tinsmith, 3 persons; 2nd story, photo novelties, 5 persons; 3rd story, office, 1 person; 4th story, vacant at present; and

WHEREAS, appellant, the occupant of the second story, contends that the maximum quantity of celluloid stored in the premises is ten pounds; that it is used to cover small photographs; that there is no heating plant in the building, but the loft is kept warm during the winter by means of a gas radiator, which is located 40 ft. from the metal cabinet containing the celluloid; that the stairs are constructed of wood, enclosed in wood lath and plaster partitions, and extend from the first to the top story with an iron ladder leading to a scuttle in the roof.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that not more than five (5) pounds of celluloid in sheet form shall be maintained on the premises at any one time and shall be kept and stored in an approved metal box, and that no heating apparatus or other open flame of any nature or description shall be maintained on the premises within 40 ft. of this celluloid storage.

199-28-A.

APPELLANT—Golden Hill Corporation, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—97-101 John street and 1-13 Cliff street, Manhattan.

MINUTES

APPEARANCES—

For Appellant: I. Vernon Weisbrod.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(199-28-A)

WHEREAS, Golden Hill Corporation, Inc., owner, filed, March 3, 1928, an appeal from an order of the fire commissioner, affecting premises 97-101 John street and 1-13 Cliff street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 14, 1927 (Order No. 20695-F), reads:

"1. Provide approved fireproof windows, with metal or kalameined frames, glazed with wired glass for all openings in the exterior wall above the 1st story, which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at west side of building, or other approved protection as per Sec. 375, Art. 18, Ch. 5 of the Code of Ordinances."

and
WHEREAS, the building is fireproof, eight and ten stories in height, 71 ft. 11 in. by 137 ft. 10 5/8 in., irregular, in area; OCCUPIED as an office building, not more than 68 persons on a story; and

WHEREAS, the appellant has filed plans which indicate that sixteen windows on each of the second to seventh stories, inclusive, fourteen windows on the eighth story and seven windows on each of the ninth and tenth stories are affected by the fire department order; and

WHEREAS, the appellant contends that most of the windows in question are distant 26 ft. 2 in. to 30 ft. from the adjoining building at west; furthermore, that to comply with the order would cost approximately \$20,000.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted, only so far as it affects the windows not on the course of elevator shafts, stair halls or public corridors, so long as conditions as to occupancy and use remain unchanged and that the exposures of adjoining building shall remain substantially unchanged.

315-28-A.

APPELLANT—James W. Byrnes, for Ridgewood Plumbing Supply Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—Northeast corner of Sprague street and Varian place (76th street), Glendale, Borough of Queens.

APPEARANCES—

For Appellant: James W. Byrnes.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(315-28-A)

WHEREAS, James W. Byrnes, for Ridgewood Plumbing Supply Co., filed, April 5, 1928, an appeal from an order of the fire commissioner, affecting premises northeast corner of Sprague street and Varian place (76th street), Glendale, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated March 13, 1928 (Order No. 33826-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch with necessary check valve and 2 1/2 inch regulation Fire Department outlets.

"Each outlet to be provided with a sufficient amount of 2 1/2 inch standard hose not exceeding 100 feet and in lengths not greater than 50 feet, etc.";

and

WHEREAS, the building is non-fireproof, one story and mezzanine (21 ft.) in height, having a frontage of 170 ft. on Varian place and 85.45 ft. on Sprague street, a total area of approximately 13,000 sq. ft., the mezzanine story being approximately 2,000 sq. ft. in area; OCCUPIED: basement, storage of plumbing supplies and boiler room, no occupants; 1st story, storage of plumbing supplies and garage, 5 persons; mezzanine, office, 2 persons; and

WHEREAS, the appellant proposes to provide a fire door on each side of the opening on the westerly partition wall in the basement; to provide a self-closing, fireproof door in the westerly partition wall on the first story; to brick up the opening in the easterly partition wall between the garage and the warehouse on the first story and to have but one fireproof window in the wall between the mezzanine story and the warehouse; appellant contends that the building is low in height; that there are city fire hydrants in the immediate vicinity and that the materials stored in the building are incombustible.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the building shall be not increased in height or area; that the garage portion of structure shall be cut off from the portion of the warehouse by unpierced wall of approved masonry; that there shall be not more than one opening from the westerly section to warehouse section from the basement and first story; that each opening shall be equipped with an approved self-closing, fireproof door, and this variation is granted so long as conditions as to occupancy and use remain unchanged.

BUILDING ZONE CASES

240-28-BZ.

APPLICANT—McCooley & Conroy, for Geraldine Norton, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7a and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3502 Far Rockaway boulevard and 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.
For Opposition: Ruben H. Marshall and Francis A. Low.

ACTION OF BOARD—Laid over to October 23, 1928, at 2 p. m., on request of applicant's representative.

73-28-BZ.

APPLICANT—John J. Dunnigan, for the Bernbro Realty Corp., owner.

MINUTES

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northeast corner Corlear avenue and West 230th street, Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: Joseph F. Dillon.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Negative

Absent

40-28-BZ.

APPLICANT—Cohen & Siegel, for Surpass Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a "C" area and also a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the omission of the rear yard required at a point 23 feet above curb level under the zone resolution.

PREMISES AFFECTED—2075-2103 White Plains road, west side, 50 ft. north of Brady avenue, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Jacob Rudd.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Negative

Absent

200-28-BZ.

APPLICANT—Liebler Bros., owners.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—218-224 West 230th street, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Negative

Absent

202-28-BZ.

APPLICANT—William Shary, for Edwin Estates Company, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1506 Bronxdale avenue, southeast corner of Poplar street, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Negative

Absent

122-28-BZ.

APPLICANT—Nathan D. Shapiro & Bros., for David Katz, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—523-533 Remsen avenue, east side, 240 feet north of Church avenue, Brooklyn.

APPEARANCES—

For Applicant: Nathan D. Shapiro.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Absent

THE RESOLUTION—

(122-28-BZ)

WHEREAS, Nathan D. Shapiro and Brothers, for David Katz, owner, filed, February 8, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 523-533 Remsen avenue, east side, 240 ft. north of Church avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 25, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Remsen avenue is in a residence and business district; Ralph avenue is in a business district, and 91st street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 18, 1928 (re App. No. 678-1928), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4.

"A. 15. The erection of a public garage for more than five cars in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deems that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

20-28-BZ.

APPLICANT—Philip Freshman, for Markus Siegelman, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of buildings for store purposes.

PREMISES AFFECTED—99-100-101 Prospect Park Southwest and 617-617A-617½ 16th street, northwest corner, Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Markus Siegelman.
For Opposition: Robert E. Medel and Charles Bender.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Absent 0

THE RESOLUTION—

(20-28-BZ)

WHEREAS, Philip Freshman, for Markus Siegelman, owner, filed, January 10, 1928, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of buildings for store purposes; premises 99-100-101 Prospect Park Southwest and 617-617a-617½ 16th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 25, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Prospect Park Southwest is in a residence district; that 16th street is in a residence district, and that Eleventh avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 21, 1927, and January 23, 1928, read:

"Applic. No. 23568-27:

"Contrary to B. Z. Resolution Art. II, Sec. 3. Stores in Residential district not permitted.";

and

"Applic. No. 879-1928:

"Proposition contrary to the Zone Resolution Art. II, Section 3.

"The erection of stores in a residence district.";

and

WHEREAS, the existing two-story frame building is located on the acute corner of the intersecting streets, and a one-story private garage for three cars on the westerly part of lot facing 16th street; it is proposed to change the existing garage to three stories and to erect a new one-story structure on the northwest portion of lot facing Prospect Park Southwest for the purpose of conducting six stores within a residence district; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

230-28-BZ.

APPLICANT—John J. Dunnigan, for the Billbuck Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2400 Third avenue, east side, 25 feet north of East 187th street, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.
For Opposition: Jacob Beller.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0
Absent 0

THE RESOLUTION—

(230-28-BZ)

WHEREAS, John J. Dunnigan, for The Billbuck Co., Inc., owner, filed, March 14, 1928, an application, under the building zone resolution, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 4660 Third avenue, east side, 25 ft. north of East 187th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 25, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Third avenue is in an unrestricted district; East 187th street is in a business district, and East 188th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 27, 1928 (re Applic. N. B. 105-28), reads:

"1. Erection of garage for storage of more than five motor vehicles partly in unrestricted district and partly in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 131 ft. 11½ in. and a depth of 104 ft. 17⅞ in. and 166 ft. 9⅝ in., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the layout and lines of plot come within the purview of section 7, subdivision c, of the rules of exception of the building zone resolution; and

WHEREAS, the board deemed that applicant is entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and the application be and it hereby is granted on condition that all the walls within the business use area of the premises shall be unpierced throughout their entire height and length; that there shall be no roof signs erected within the business use area of the premises; that all permits shall be obtained within six months and all work involved completed within one year from the date of this action.

159-28-BZ.

APPLICANT—William F. Doyle, for Hyman Chipkin and Meyer Chipkin, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 6, 7 (a-b-e) and 21 of the building zone resolution, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—796-804 Park avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle and Hyman Chipkin.

For Opposition: Jacob J. Schwartzwald and Jacob Moskowitz.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

MINUTES

THE RESOLUTION—

(159-28-BZ)

WHEREAS, William F. Doyle, for Hyman Chipkin and Meyer Chipkin, owners, filed, February 24, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five horses to a garage for the storage of more than five motor vehicles; premises 796-804 Park avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 25, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Park avenue is in a business district; Throop avenue is in a business district, and Floyd street is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered February 24, 1928 (re Plan No. 327-1928), reads:

"1. Garage for more than five cars and repair shop may not be extended being situated in a business district. Sec. 6, Building Zone Resolution."

and

WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 25 ft. and a depth of 100 ft.; to be occupied as an auto repair shop for the purpose of conducting a garage business within a business district; and

WHEREAS, the board is authorized, under section 7, subdivision e, of the rules of exception of the building zone resolution, and the application is supported by documentary proof that the appeal comes within the purview of this rule of exception.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the height of the building shall not exceed two stories above grade; that the rear and gable walls shall be unpierced throughout their entire height and length; that any ramp installed shall set back from the building line not less than 10 ft.; that the front elevation shall be finished with light-colored face brick, architectural terra cotta or natural stone trim; that any gasoline storage equipment shall be installed approximately in the center of the building at the street front; that there shall be no portable gasoline pumps maintained or operated on the premises; the vehicular openings shall be limited to a width not exceeding 9 ft. in the clear; that there shall be but one sign permitted, a projecting electric sign, indicating the name and title of the business conducted on the premises; there shall be no other advertising signs or display permitted; that any skylights installed shall be glazed with plain glass, having wire guards above and below; that the building shall be erected in strict accordance with the requirements of the building code in all respects; that all permits required shall be obtained within six months and all work involved completed within one year from the date of this action.

910-26-BZ.

APPLICANT—John N. Linn, for Carl L. Dingfelder and Benjamin Balish, owners.

SUBJECT—Application for reopening—extension of time—re application (decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story.

PREMISES AFFECTED—2651-2671 Ocean avenue, southwest corner of Neck road, Brooklyn.

APPEARANCES—

For Applicant: John N. Linn.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to procure building permits and to complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(910-26-BZ)

WHEREAS, John Linn, for Carl Dingfelder and Benjamin Balish, owners, filed, November 8, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story; premises 2657-2671 Ocean avenue, southwest corner of Neck road, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 25, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Ocean avenue is in a residence district; Kenmore place is in a residence district, and Avenue V, 100 ft. east of Ocean avenue, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 19, 1926 (Applic. 19289-1926), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"The erection of stores in a residential district."

and

WHEREAS, the proposed building is of non-fireproof construction, six stories in height, with a frontage of 127 ft. on Ocean avenue and 111 ft. 4½ in. on Neck road; to be occupied as an apartment house with stores on the first story; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship, in that a like and similar variation had been granted on Neck road frontage on the corner opposite formed by the same intersecting streets; and

WHEREAS, this application was granted by the board at its meeting, January 25, 1927, on certain conditions, and applicant requested a modification of the time limit imposed and now requests a further extension.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the first story fronting on Neck road of the proposed structure of otherwise conforming use, namely a six-story tenement house, to be developed at the same time in conjunction with the store use; that the business use shall be restricted to the conduct and operation of retail stores, specifically prohibiting, though, the conduct of any fish store, meat market or delicatessen store on the premises, *on condition* that the store use shall be separated from the apartment house use on the first story by unpierced walls of approved masonry; that the street wall of Ocean avenue shall return on the Neck road front not less than sixteen inches; that there shall be no openings on the Ocean avenue front from the corner store, other than two windows at the rear of the stores, the sills of which shall be not less than 6 ft. above the sidewalk level; that the entire premises otherwise shall be maintained for conforming residential use and occupancy; that there shall be no signs erected on the premises; that any advertising displayed shall be restricted to fixed letters on the plate glass show windows of the store fronts; that there shall be no produce or merchandise exposed or displayed on the exterior of the building; that all permits required shall be obtained within nine months and the building completed within eighteen months from the date of expiration of former action.

MINUTES

960-27-BZ.

APPLICANT—William F. Doyle, for Thomas Realty Co., owner.

SUBJECT—Application for reopening—extension of time—re application (decision of superintendent of buildings), under section 21 of the building zone resolution, to permit partly in a residence district and partly in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—East side of Boston road, 112.08 feet south of Vyse avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to procure permits and to complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(960-27-BZ)

WHEREAS, William F. Doyle, for Thomas Realty Co., owner, filed, August 30, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises east side of Boston road, 122.08 ft. south of Vyse avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, January 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Boston road is in a business district; Vyse avenue is in a residence district, and East 176th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 24, 1927 (N. B. 1860-27), reads:

"1. Erection of garage for storage of more than five motor vehicles partly in business district and partly in a residence district is contrary to provisions of building zone resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 299.51 ft. on Boston road and 325.31 ft. on Vyse avenue, and a depth of 63.03 ft. and 205.57 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 in view of the abutting and surrounding conditions; and

WHEREAS, this application was granted by the board at its meeting, January 24, 1928, on certain conditions, and applicant requested a modification of the time limit.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be constructed fireproof throughout; that the structure shall be restricted to a two-story building above grade; that the facade on the street fronts shall be finished with light-colored glazed brick with architectural terra cotta or stone trimmings, of Gothic-type design, and that the architect shall make a return of drawings to this board for approval in accordance with the foregoing stipulations before submission to the superintendent of buildings; that there shall be no vehicular entrance of any nature or description within the residence use area of the plot; that the building shall be divided approximately into two sections and there shall be but one vehicular entrance from each section on the Vyse avenue front the width of said vehicular entrance not to exceed 9 ft. in the clear; that the northerly and southerly gable walls shall be unpierced throughout their entire height and length; that no advertising of any nature or description shall be permitted on the Vyse avenue front; that no roof sign shall be erected or maintained on any part of structure; that any signs erected on the Boston road front shall be the electric, projecting type, indicating the name and title of business conducted on the premises; that there shall be no portable gasoline tanks maintained or operated on the premises; that any gasoline storage equipment installed shall be located on the Boston road front, and that all permits required shall be obtained within six months and any work involved shall be completed within eighteen months from the date of this action—September 25, 1928.

Adjourned 1.45 p. m.

WILLIAM J. O'GORMAN, Secretary.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 25, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

APPEALS FROM ADMINISTRATIVE ORDERS

143-28-A.

APPELLANT—Wm. J. Cherry, for Lidgerwood Mfg. Co., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—96-98 Liberty street, Manhattan.

APPEARANCES—

For Appellant: Wm. J. Cherry.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn—to comply with order.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

969-21-A.

APPELLANT—Oscar Parenti, for Charles B. Dillingham, owner.

SUBJECT—Application for reopening—extension of permit—re appeal from decision of superintendent of buildings and decision of the fire commissioner.

PREMISES AFFECTED—151 East 63rd street, Manhattan.

MINUTES

APPEARANCES—

For Appellant: Ralph Long.

ACTION OF BOARD—Appeal reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(969-21-A)

WHEREAS, Oscar Parenti, for Charles B. Dillingham, owner, filed, August 23, 1921, an appeal with the board of appeals, from a decision of the superintendent of buildings and a decision of the fire commissioner, affecting premises 151 East 63rd street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered August 8, 1921, in acting on Alt. App. No. 1809-1921, reads:

"1. Private garages are not permitted in dwellings having more than two stories above the garage floor. Chapter 10, Code of Ordinances, Par. 154.";

and

WHEREAS, the decision of the fire commissioner, rendered August 5, 1921, in acting on Alt. No. 948-1921, reads:

"No. 8. Not more than two stories above the garage may be used for living apartments.";

and

WHEREAS, the building is of non-fireproof construction, located in a residence district inside the fire limits, three stories and basement in height, 16 ft. by 50 ft. in area; proposed occupancy to be a dwelling with the private garage of the owner of premises on the basement floor; and

WHEREAS, appellant states that the first story is not intended for use as a living apartment but as a private gymnasium for the owner, who lives in the adjoining building; and

WHEREAS, this appeal was granted by the board at its meeting, October 11, 1921, on certain conditions, and appellant requested a modification of the conditions and a substitution of a fire escape on the rear of the building in lieu of the party wall fire escape, as the building in question is of greater depth than the building adjoining, and requested a modification as to the ownership.

Resolved, that the decisions of the superintendent of buildings and the fire commissioner be reversed, and the appeal be and it hereby is granted on condition that a fire escape be provided on the rear of the building with landing on roof of rear extension and with a fixed double-rung ladder from extension roof to yard.

Resolved, further, that the appeal be granted only so long as the premises remain in single tenancy, use and ownership and the garage be confined to the use of not more than three cars, the property of the tenant.

BUILDING ZONE CASES

116-28-BZ.

APPLICANT—Edward L. Kelly, for Clifbert Realty Corp., owner.

SUBJECT—Application (re decision of the fire commissioner) under sections 21 and 7g of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—865-877 Ralph avenue, Brooklyn.

APPEARANCES—

For Applicant: Edward J. Farrell.

For Opposition: None.

ACTION OF BOARD—Laid over to October 2, 1928, at 10 a. m., on request of applicant.

1322-27-BZ.

APPLICANT—Croker Natl. Fire Prev. Eng. Co., for Daleson Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—8100 Jerome avenue, southeast corner of 81st street, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Herman E. Horwood and Michael Le Vine.

For Opposition: John Pasta and Edward M. Ladden.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

101-28-BZ.

APPLICANT—John J. Dunnigan, for Ahneman & Younkheere, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 7c of the building zone resolution, to permit in a business district the alteration and extension of a garage for the storage of more than five (5) motor vehicles and also the omission of the required rear yard.

PREMISES AFFECTED—3402 Bailey avenue, east side, 761.43 feet north of Summit place, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: Mary Ventarola and K. E. Enright.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Absent 0

THE RESOLUTION—

(101-28-BZ)

WHEREAS, John J. Dunnigan, for Ahneman & Younkheere, Inc., owner, filed, February 2, 1928, an application, under the building zone resolution, to permit in a business district the alteration and extension of a garage for the storage of more than five motor vehicles and, also, the omission of the required rear yard; premises 3402 Bailey avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 25, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bailey avenue is in a business district; Bailey place is in a business district, and Independence street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 2, 1928 (re Applic. Alt. 37-28), reads:

"1. Proposed alteration and extension of garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone resolution.

"2. Rear yard must be provided behind second story of garage to comply with requirements of Building Zone Resolution.";

and

MINUTES

WHEREAS, the existing garage is non-fireproof, two stories in height, 50 ft. by 130 ft. 9 $\frac{7}{8}$ in.; it is proposed to erect an extension to the south of the existing garage; extension to be non-fireproof, two stories in height, 50 ft. frontage on Bailey avenue, 155 ft. deep and 52 ft. across the rear; proposes to use the entire structure as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that it would not be justified in granting a variation in this case in view of the fact that the adjoining property is also owned by the owners in this application, and that it would be a commitment of the adjacent property and all other vacant property on this avenue front to non-conforming use and this would be a change and not an adjustment of the zoning resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

179-28-BZ.

APPLICANT—John J. Dunnigan, for May Bloom, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit the extension in area of an existing gasoline service station.

PREMISES AFFECTED—2504 Boston (Post road, northeast corner of Mace avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan, Albert Bloom and Milton Weil.

For Opposition: Joseph B. Finkelstein, Richard C. Buck and R. Secondi.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy Chief Martin	4
Negative: Commissioner Connell.....	1
Absent	0

THE RESOLUTION—

(179-28-BZ)

WHEREAS, John J. Dunnigan, for May Bloom, owner, filed, February 29, 1928, an application, under the building zone resolution, to permit in a business district the extension in area of an existing gasoline service station; premises 2504 Boston Post road, northeast corner of Mace avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 25, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Boston road is in a business district; that Mace avenue, north side, east of Wallace avenue, is in a residence district, and that Mace avenue, south side, east of a point 100 ft. east of Boston road, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 18, 1928 (re N. B. 309-28), reads:

"1. Erection and maintenance of gasoline service station in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the existing gasoline service station has a frontage of 25 ft. on Boston road, 17 ft. on Mace avenue, 17 ft. on Wallace avenue and a depth of 87.42 ft.; the plot on which it is proposed to erect the gas station under consideration is gore shaped, having a frontage of 85.32 ft. on Boston road, 122.15 ft. on Mace avenue and a distance of 87.42 ft. across the rear; it is proposed to erect on this plot a one-story office, 16 ft. by 12 ft. in area, and to install the necessary pumps and tanks for a gasoline service station; and

WHEREAS, this property forms a substantial part of a triangular plot or block lying at the intersection of three highways and now occupied in part by a prohibited use in the nature of a gasoline service station, the board deems that development for conforming use is unlikely to bring reasonable return and therefore that, in the exercise of its discretion, applicant should have relief under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be erected on the building line of the property, other than a vehicular entrance on each street front, a concrete curbing not less than 12 in. in height above the fixed curb; that the use, operation and conduct of these premises for the sale of gasoline shall be limited to and within the property line exclusively; that no grease or crank case service racks or pits shall be erected or operated on the premises; that all necessary permits shall be obtained within six months and the work completed within eighteen months from the date of this action.

180-28-BZ.

APPLICANT—John J. Dunnigan, for Horace Smith, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—410 City Island avenue, east side, 100.41 feet north of Ditmars street, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(180-28-BZ)

WHEREAS, John J. Dunnigan, for Horace Smith, owner, filed, February 29, 1928, an application, under the building zone resolution, to permit in a business district the alteration and extension in area of a garage for the storage of more than five motor vehicles; premises 410 City Island avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals at its regular meeting, September 25, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that City Island avenue is in a business district; that Ditmars street, west of a point 100 ft. east of City Island avenue, is in a business district; that Ditmars street, east of a point 100 ft. east of City Island avenue, is in a business district, and that Minniford avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 23, 1928, reads:

"1. Proposed extension of garage for more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

MINUTES

WHEREAS, under Cal. No. 10-20-BZ, the board granted permission for the extension of an existing frame garage located on the premises in question; under Cal. No. 229-20-BZ, permission was granted to tear down the frame garage and to erect in its stead a one-story non-fireproof garage, 50.2 ft. front by 71 ft. deep; under Cal. No. 610-20-BZ, permission was granted to extend this garage to the south; the proposed extension at the south end to be 100.4 ft. frontage by 69.56 ft. (along Ditmars street); the owner did not erect the garage 50.2 ft. front by 71 ft. deep granted under Cal. No. 229-20-BZ, but did erect the southerly garage (100.4 ft. by 69.56 ft.) granted under Cal. No. 610-20-BZ; it is now proposed to erect an extension to the north of the existing garage, one story in height, 50.02 ft. front and 73.13 ft. deep (similar to that granted under Cal. No. 229-20-BZ) and to use the entire structure as a garage for the storage of more than five motor vehicles; and

WHEREAS, the authority of the board in the exercise of its discretion under rule 7, subdivision e, warrants a variation in this instance; and

WHEREAS, the board deems that applicant is entitled to relief under section 21.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not be erected more than two stories in height above grade; that the northerly and rear gable walls shall be unpierced throughout their entire height and length; that the exterior of street front shall be finished with face brick with architectural terra cotta or natural stone trimmings; that there shall be not more than one vehicular entrance to this proposed structure; that there shall be no signs or advertising display on the exterior of the building other than one projecting or one flat wall sign; that there shall be no additional gasoline storage equipment installed in this structure, and that all permits required shall be obtained within nine months and any work involved thereby shall be completed within eighteen months from the date of this action.

380-27-BZ.

APPLICANT—Irving Seelig, for S. Dietz, owner.

SUBJECT—Application for reopening—extend permit—re application (decision of superintendent of buildings) under sections 7(g) and 21 of the building zone resolution to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—304-322 Brighton Beach avenue, Brooklyn.

APPEARANCES—

For Applicant: John Miller.

For Opposition: None.

ACTION OF BOARD—Application reopened and an extension of six months granted to complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(380-27-BZ)

WHEREAS, Irving Seelig, for S. Dietz, owner, filed, April 11, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 304-322 Brighton Beach avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by

the board of standards and appeals, at its regular meeting, May 31, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Brighton Beach avenue, East 3rd street and East 4th street are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered March 21, 1927 (App. No. 4172-1927), reads:

"Proposition contrary to the Zone Resolution Art. II, Sec. 4(a), Subdivision 15. The erection of a building to be used in part as a public garage for more than five motor vehicles.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 158 ft. 2 in. and a depth of 112 ft. and 104 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, applicant filed 62.41 per cent of consents of owners of property deemed affected by the board and was precluded from obtaining 80 per cent because property owners on the north side of Brighton Beach avenue, precluded by restrictive covenants against garage use in their deeds, refuse to subscribe to this proposed variation, and the board considered the project in the nature of a public and local convenience and that to require strict compliance with section 7g, owing to inability to obtain further consents would work an unnecessary hardship in the development of the property; and

WHEREAS, this application was granted by the board at its meeting, May 31, 1927, on certain conditions, and applicant requested a modification of the time limit imposed and has requested a further modification.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the structure shall not exceed in height a building more than two stories above grade and shall be constructed fireproof throughout; that the gable walls shall be unpierced throughout their entire height and length, other than an emergency exit not exceeding a width of 3 ft. 8 in. to the rear on each gable wall; that the frontage on Brighton Beach avenue, first story, other than two vehicular exits and entrances, shall be restricted to the use and occupancy of stores, retail shops or mercantile business, for a depth of not less than 25 ft.; that the rear yard requirements shall be complied with at the second story level at the rear of the building; that the front elevation shall be finished in face brick with architectural terra cotta or stone trimmings, substantially in accordance with the design of the front elevation filed in this case; that there shall be no roof signs erected or maintained; that there shall be no advertising display or signs on the gable or rear walls; that any skylights installed shall be glazed with plain glass protected with wire guards above and below; that any gasoline storage equipment installed shall be located within the building and that no portable gasoline tanks shall be operated or maintained on any part of the premises nor on the street in front of same; that all required permits shall be obtained within four months and the work completed within six months from December 26, 1928.

829-25-BZ.

APPLICANT—Tobias Goldstone, for Estate of George E. Eddy; Geo. E. Eddy, executor, owner.

SUBJECT—Application for reopening—modification—application re (decision of superintendent of buildings) under section 7-b of the building zone resolution to permit the erection on a plot partly in an unrestricted and partly in a business district of a proposed garage for the storage of more than five (5) motor vehicles.

MINUTES

PREMISES AFFECTED—345-355 Classon avenue, Brooklyn.

APPEARANCES—

For Applicant: Adam Fisher.
For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(829-25-BZ)

WHEREAS, Tobias Goldstone, for Estate of George E. Eddy, owner, filed, August 13, 1925, an application, under the building zone resolution, to permit the erection, under section 7b, on a plot partly in an unrestricted district and partly in a residence district, of a proposed garage for the storage of more than five (5) motor vehicles; premises 345-355 Classon avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 15, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Lafayette avenue is in a residence district; that Classon avenue is in an unrestricted district, and that Taaffe place is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 14, 1925, reads:

"Proposition contrary to zone resolution, Art. II, Sec.

3. (The erection of a public garage partly in a residential district.);"

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 125 ft. and a depth of 183 ft. 10 in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the entire plot has been in the same ownership for many years prior to the adoption of the zone resolution; and

WHEREAS, there exist on this same plot non-conforming uses, and the surrounding buildings are mostly dilapidated frame structures, and the board deemed the applicant was entitled to relief under section 7 (b and c); and

WHEREAS, an objection has been raised to the use of a portion of these premises for minor alterations and repairs, the objection of the superintendent of buildings, dated September 13, 1928, reading:

"Proposal to change occupancy of part of building located on Taaffe Pl. from public garage to automobile repair shop is subject to decision of board of standards and appeals.";

and

WHEREAS, the board deemed the resolution should be amended.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be restricted to a one-story structure in height above grade; that the rear and gable walls shall be unpierced throughout their entire height and length; that the southerly portion on Classon avenue frontage for not less than 20 ft. shall be maintained and reserved to office use and conduct in conjunction with the proposed garage; that no vehicular entrance on Classon avenue frontage shall be located within 130 ft. northerly from the Lafayette avenue corner; that there shall be not more than

one vehicular entrance on the Taaffe place front, located directly in the center of the Taaffe place elevation; that no skylight shall be installed within 25 ft. of the southerly gable wall; that all skylights shall be glazed with plain glass, protected with wire guards above and below; that the street fronts of building shall be finished with face brick and architectural terra cotta or stone trim, other than the office show window, which shall be finished with polished plate glass, and for such minor repairs and adjustments, incidental to the conduct of this garage, as are performed by manual operation, on condition that there shall be no motor-driven machinery, other than a one-half horse power electric drill or punch; that the exterior of the southerly gable wall shall be finished with light-color face brick throughout, above grade; that any gasoline storage equipment installed shall be located at the Classon avenue front, at the extreme northerly end of the structure; that there shall be no advertising signs erected or maintained within the residence use area of the structure; that any advertising within the residence area on Classon avenue shall be restricted to the plate glass office show window, and that all permits necessary for the prosecution of the work shall be obtained within nine months and the work completed within eighteen months from the date of this action.

APPROVAL OF PLANS

1356-27-BZ.

APPLICANT—Alfred J. Boulton, for John A. R. Duntze, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district, also extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles. Approval of plans.

PREMISES AFFECTED—135-147 East 22nd street, Brooklyn.

APPEARANCES—

For Applicant: None.
For Opposition: None.

ACTION OF BOARD—Engineer's report adopted; plans approved in accordance therewith.

THE VOTE TO ADOPT REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

AREAS FIXED.

(160-28-BZ)

The chairman read a communication from Edward J. Bausch, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Margaret place and 82nd avenue, Glendale, Borough of Queens.

The following area was approved by the board:

Both sides of Woodhaven boulevard from Margaret place to a point 400 ft. west of premises in question; both sides of Margaret place from 81st avenue (Nannie place) to a point 400 ft. south of premises in question, not including the unrestricted district; both sides of 82nd avenue (Olivia place) from Woodhaven boulevard to L. I. R. R., not including the unrestricted district; the south side of 81st avenue (Nannie place) from Woodhaven boulevard to Margaret place.

MINUTES

(223-26-BZ)

The chairman read a communication from Ed. J. Foy, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles and, also, a gasoline service station; premises 329-353 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

The following area was approved by the board:

Both sides of Skillman avenue from a point 100 ft. east of Harold (39th street) avenue to 42nd street; both sides of 40th (Lowery) street from a point 100 ft. north of Skillman avenue to a point 200 ft. south of Skillman avenue.

(660-28-BZ)

The chairman presented and read a communication from

Charles L. Craig, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 130-138 Brighton Beach avenue, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Brighton Beach avenue from Ocean Parkway to a point 400 ft. east of premises in question; both sides of East 2nd street from Brighton Beach avenue to a point 100 ft. north of Brighton Beach avenue; both sides of R.R. right of way, also both sides of Parkway (Calm street) court from Brighton Beach avenue to the Boardwalk.

Adjourned 5.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

MINUTES

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, September 11, 1928, as they appeared in Bulletin No. 38, Vol. XIII, are hereby corrected to read as follows:

RULES.

217-21-SR.

PETITIONER—Todd Dry Dock, Engineering and Repair Corp.

**Correction—Words "for petitioner" deleted in line 7 of digest.*

SUBJECT—Amendment to Rule 20 of the Fuel Oil Rules.

APPEARANCES—

J. S. Kaplan, H. F. Tapp and W. B. White.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and rule 20 amended as printed below.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and Deputy

Chief Martin..... 5

Negative 0

Absent 0

CONCRETE RULES

USE OF HYDRATED LIME IN CONCRETE

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

RULES

FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1927; Amended November 1, 1917, and Feb. 3, 1922.

Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations. In garages, motor vehicle repair shops and all selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth ($1/200$) part of the span.

Rule 2. Wood Joisted Floor Construction. Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

Rule 3. Floor Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) Seven-eighths ($7/8$) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ($2\frac{1}{2}$) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ($1/4$) of one (1) per cent of steel mesh.

(b) Two and one-half ($2\frac{1}{2}$) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

Rule 4. Ceiling Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ($1/2$) inch plaster boards, or three-eighths ($3/8$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ($1/4$) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($3/4$) inch thick.

Rule 5. Attachment to Ceiling. Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

Rule 6. Openings in Fire-Retarding Floors. Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

Rule 7. Columns. All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

Rule 8. Girders. All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

Rule 9. Shaft Enclosures. Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($3/4$) of an inch thick;

(b) Two by four inch wood studs placed not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($7/8$) inch wood sheathing, one-half ($1/2$) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($7/8$) inch wood sheathing, two thicknesses of one-quarter ($1/4$) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 569-26-SA—Trowbridge & Schellens Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
- 1071-27-SA—New Process Oil Burner, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
- 1259-27-SA—Pioneer Automatic Oil Burner, approval of.
- 1307-27-SA—A B C Angle Hose Valve, approval of.
- 187-28-SA—Faraday Model Single Stroke Solenoid 110 Volt D.C. Fire Alarm Gong, approval of.
- 188-28-SA—Faraday Waterflo Alarm Panel, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 304-28-SA—Crocker 2½-Inch Angle Hose Valve, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

APPLIANCES

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

Name of Burner	Calendar No.	Name of Burner	Calendar No.
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
*Alexander Oil Burner.....	65-28-SA	*May Oil Burner.....	68-24-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
*Arcoil Heat Machine.....	632-26-SA	*Morrissey Oil Burner.....	673-27-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Fan Tail Type Steam Atomizing	
Ballard Automatic Oil Burner.....	1363-23-SA	Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Jr. Oil Burner.....	1176-22-SA	*Moussette Oil Burner.....	887-25-SA
Ballard Staples & Pfeiffer Steam Atomizing		*National Rotary Oil Burner.....	836-25-SA
High Pressure Burner.....	1414-22-SA	*New Process Oil Burner.....	1071-27-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*Nokol Automatic Heater.....	1078-24-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	North American Low Pressure Oil Burner..	792-26-SA
*Berggren Oil Burner.....	764-26-SA	*Nu-Way Oil Burner.....	773-26-SA
Best Calorex Burner.....	1464-21-SA	*Orr Fuel Oil Burner.....	113-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Paramount Oil Burner.....	1193-25-SA
*Calorcoil Burner—Type AA.....	1361-24-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Century Oil Burner.....	157-28-SA	Peabody-Fisher Wide Range Mechanical Oil	
Coen Mechanical Oil Burner.....	942-21-SA	Burner	644-21-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	*Petro Domestic Burner.....	161-26-SA
*Commonwealth Oil Burner.....	348-28-SA	Petro Mechanical Burner and Air Register..	735-24-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Petro Burner, Model O.....	78-28-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	*Pioneer Automatic Oil Burner.....	1259-27-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Doherty Oil Burner.....	943-26-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Eisler Automatic Oil Burner.....	481-27-SA	*Rayfield Oil Burner.....	504-26-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Ray Rotary Fuel Oil.....	504-23-SA
Enco Burner.....	1414-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enterprise Rotary Fuel Oil Burner.....	1149-27-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulse Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Security Oil Burner.....	56-28-SA
Gem Fuel Oil Burner.....	111-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gill Oil Burner.....	1231-23-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	Steam Oil Burner.....	183-22-SA
GRD Fuel Oil Atomizer.....	128-27-SA	*Stroud-in-the-Door Burner.....	129-27-SA
*Gulf Oil Burner.....	382-26-SA	*Stuhler Oil Burner.....	618-27-SA
Hammel Oil Burner.....	1278-21-SA	*Summerheat Oil Burner.....	581-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
*Hart Automatic Oil Burner.....	1162-24-SA	Surface Combustion Low Pressure Burner..	92-23-SA
Hauck Venturi Low Pressure Oil Burner....	88-27-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Heatiator Oil Burner.....	1346-23-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Holby Oil Burner.....	328-27-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*Homer Domestic Oil Burner.....	1211-25-SA	*Timken Oil Burner, Model 20.....	287-28-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*International Oil Burner.....	1305-24-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
Joyce Oil Burner.....	852-26-SA	*Torridheat Oil Burner.....	63-28-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lawrence May Oil Burner.....	1034-27-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
Liberty Automatic Heater.....	129-28-SA	*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
Lientz Oil Burner.....	155-20-SA	*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

PUBLIC HEARING

PROPOSED AMENDMENTS TO FUEL OIL RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, October 19, 1928, at 2 p. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules.

Matter in *italics* is new. Matter in brackets [] to be omitted.

Rule 1. Definition.

For the purpose of these rules the following terms shall be interpreted in accordance with these definitions.

DISCHARGE LINE shall be the line between the discharge outlet of the pump and the burner oil inlet connection.

FIRM FOUNDATION: A firm foundation is one which will carry the maximum load to which it will be subjected without exceeding the safe bearing capacity of the soil.

FIRE RETARDING MATERIALS:

(a) One-half ($\frac{1}{2}$) inch plaster boards or asbestos board, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or

(b) Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.

FILL LINE is the line between the fill box and the fill pipe connection in the storage tank.

FUEL OIL, any liquid mixture, substance or compound, derived from petroleum, which does not emit an inflammable vapor below a temperature of 125°F. when tested in a Tagliabue open cup tester (Chapter X Article I Code of Ordinance).

GAUGING DEVICE: A means by which the level of the oil in a storage tank may be indicated.

HEATERS: A device for heating fuel oil for the purpose of decreasing the viscosity.

OIL BURNER: A device designed for the purpose of burning fuel oil.

OVERFLOW PIPE: A pipe which conveys by gravity the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

RELIEF VALVE: A valve held shut by a spring or other means to automatically relieve pressure in excess of its setting.

REMOTE CONTROL: A hand, electric or mechanically operated device to the oil supply shut off.

RETURN LINE: A line for the purpose of conveying by-passed oil to a storage tank.

SWING JOINT: A connection made in a pipe line by means of a combination of fittings so that the tank can settle naturally without breaking the line or impairing the efficiency of the connection.

SUPPLY LINE: That portion of the line between the storage tank and the oil pump inlet connection. Where a pump is not used it shall be that portion of the line between Storage Tank and the burner oil inlet connection.

SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.

SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.

[The term "fuel oil" under these rules shall include any liquid or mobile mixture, substance or compound derived

from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

(a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.]

OILS NOT PERMITTED:

Oils derived from or including petroleum that have a flashpoint below a temperature of 125 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

[(d) Where the Use of Grade B Fuel Oil Is Permitted.]

FUEL OIL:

[Grade B] Fuel Oil, within the meaning of these rules, having a flashpoint between 125 degrees and 150 degrees may be used for domestic heating in buildings occupied by not more than two (2) families and in tenement houses and commercial plants. If used in tenement houses or commercial plants, a certificate of fitness for the operator of the plant will be required as per Rule 15.

[(e) Where Grade A oil is used in place of Grade B oil in domestic installations it may be used under the requirements for Grade B installations.]

DEVICES:

[(f)] No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

Rule 2. Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks *except as otherwise provided in these rules.*

Rule 3. General Location of Tanks for Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway and, if practical, tanks shall be placed in a lower position than the roadbed of the subway.

Rule 4. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

[Subdivision A. Grade A Fuel Oil.]

Section 1. Inside of Buildings Above Ground.

(a) **OVER 275 GALLONS CAPACITY.** Where tank cannot be buried as required in subdivision c of this rule,

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storage tanks exceeding 275 gallons capacity, or any part of such tanks, when located above the floor level of the lowest story of any building shall each be placed in an enclosure of inside dimensions of 6 inches greater on all sides than the outside dimensions of the tank. The walls of the enclosure shall be constructed of concrete not less than 6 inches in thickness or 8 inches in thickness of brick masonry. The walls shall be carried up to a height not less than 12 inches above the top of the tank and the space between the tank and the walls and top of the enclosure shall be filled with sand or well tamped earth. Enclosure shall not be constructed until after tank inspection is made.

[(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space between the tank and the walls and roof of the enclosure shall be completely filled with dry upland sand or earth well tamped.]

(b) Not more than one tank shall be placed in an enclosure.

(c) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "d."

(d) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

(e) 275 GALLONS CAPACITY AND LESS. Storage tanks of 275 gallons capacity and less may be installed in the lowest story so that the bottom of tank shall not be more than 2 feet above the burner oil inlet connection. The tank shall be set on and firmly anchored to a concrete or rock base which base shall be equivalent in weight to at least 15 cubic feet of concrete. Not more than one tank shall be permitted for any one building.

(f) OVER 275 GALLONS CAPACITY. Storage tanks exceeding 275 gallons capacity shall be buried below the level of the lowest floor and below the level of the burner oil inlet connection except where the burial of tanks below the level of the burner oil inlet connection is impractical:

(a) by reason of rock or water conditions.

(b) where the bottom of the tank will be below the level of the foundation footing and where the angle of repose cannot be maintained as certified by the Superintendent of Buildings.

Under conditions (a) and (b) a syphon breaking device provided for in these rules shall be used and the tank shall be placed at the lowest practical level. The top of the tank shall be protected by not less than 12 inches of sand or dry earth or 4 inches of concrete. Tanks shall be placed on firm soil and surrounded with soft earth or sand.

[Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its

capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Subdivision A, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of concrete which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.]

Section [3] 2. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth (1¼) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter (1¼) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter (1¼) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

Section [4] 3. Outside of Buildings Below Ground.

(a) Tanks buried outside of buildings below ground shall have the top of the tanks not less than 2 feet below the surface of the ground and below the level of the burner oil inlet connection to which the tanks may be connected, except where the burial of tanks below the level of the burner oil inlet connection to which the tank may be connected is impractical:

(a) by reason of rock or water condition.

(b) where the bottom of the tank will be below the level of the foundation footing and where the angle of repose cannot be maintained as certified by the Superintendent of Buildings.

Under conditions (a) and (b) a syphon breaking device provided for in these rules shall be used.

[(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with

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soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

Subdivision B. Grade B Fuel Oil.

Section 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When not buried and located inside of a building they shall be placed on the lowest floor level and shall be enclosed in four inches of terra cotta or eight inches of approved masonry, and the aggregate capacity of such storage tanks shall not exceed 275 gallons.

(b) Tanks, when buried, shall be placed with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm soil foundation.

(c) Tanks shall be set on firm soil and surrounded with soft earth or sand and shall be completely encased with (6) inches of concrete, where soil conditions require.

(d) Where in the opinion of the Fire Commissioner extreme difference of grade or soil conditions would work a hardship an anti-syphon valve or other mechanical device to prevent syphoning approved by the U. S. Bureau of Standards, Fire Underwriters Laboratories or other laboratory recognized by the Board of Standards and Appeals, may be used.]

Section 4. Capacity.

The total storage capacity of fuel oil with flashpoint between 125 degrees and 150 degrees F. shall not exceed 1,100 gallons.

Rule 5. [Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.]

[Section 1.] Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ($1\frac{1}{2}$) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ($\frac{1}{4}$) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ($1\frac{1}{2}$) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

Rule 5A. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanketing gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ($\frac{1}{2}$) inch in size. The boilers

shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than 1 quart capacity or other equivalent fire extinguishers for extinguishing oil fires.

Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$ in. shell, $\frac{1}{4}$ in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$ in. shell, $\frac{5}{16}$ in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$ in. shell, $\frac{3}{8}$ in. heads.

Tanks over 120 inches in diameter to be of $\frac{3}{8}$ in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used, they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell $\frac{1}{4}$ in. thick, $\frac{5}{8}$ in. diameter rivets $2\frac{1}{4}$ in. pitch.

In shell $\frac{5}{16}$ in. thick, $\frac{5}{8}$ in. diameter rivets $2\frac{3}{8}$ in. pitch.

In shell $\frac{3}{8}$ in. thick, $\frac{3}{4}$ in. diameter rivets $2\frac{1}{2}$ in. pitch.

Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than $\frac{5}{16}$ of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be $\frac{5}{8}$ of an inch in diameter and spaced not more than $2\frac{1}{4}$ inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides

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of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

Section 3. Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be $\frac{1}{4}$ inch and the minimum thickness of roof plates $\frac{1}{8}$ inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than $\frac{3}{16}$ inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For $\frac{3}{16}$ inch heads, $1\frac{1}{4}$ inch flange.

For $\frac{1}{4}$ inch heads, 2 inch flange.

For $\frac{5}{16}$ inch heads, 2 inch flange.

For $\frac{3}{8}$ inch heads, $2\frac{1}{4}$ inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

Rule 7. Tests of Tanks for the Storage of Fuel Oil.

Tanks and piping to burner shall be tested hydrostatically at a pressure, except as otherwise stated, of not less than 10 pounds per square inch. Those parts subjected to a pressure exceeding 10 pounds per square inch shall be tested at a pressure of not less than $1\frac{1}{2}$ times the maximum pressure to which it is subjected. The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. When there is danger of freezing, tanks and piping may be tested with oil provided the installation is complete and the pressure applied at the burner end of the supply line. There shall be no fire or flame in the room or rooms in which the test is being conducted. All tests shall be conducted in the presence of a representative of the Fire Commissioner and shall be continued for thirty minutes.

The contractor shall furnish all the necessary equipment for conducting the tests.

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[Section 1. Inside of Buildings Above or Below Ground or Outside of Buildings Below Ground.]

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic or air test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

(c) Tanks when subjected to an air pressure test shall be equipped with a safety relief valve set at not more than 32 lbs. per sq. in., and the air compressor device employed in the air testing of the tank shall be of low pressure type, equipped with an automatic pressure regulator set at not less than 35 lbs.

Section 2. Horizontal Tanks Outside of Building, Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic or air test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic or air test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 or 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.]

Rule 8. Piping for Fuel Oil.

Section 1. Installation of Piping.

(a) Piping shall be run in a substantial and workmanlike manner and provision made for expansion, contraction and settlement. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. Where the top of the tank is below the level of the burner oil inlet connection, the supply line from the tank shall be run above the level of the bottom of the tank so as to prevent syphoning. Cross connections permitting gravity flow from one tank to another are prohibited. All pipes connected to tank except measuring well or gauge pipe shall be provided with double swing joints at tank. All threaded joints shall be made tight with litharge and glycerine or equivalent suitable pipe compound.

[(a) Piping shall be run as directly as practicable without sags, and, except as provided in Rule 11A, e, shall be laid so that where practicable pipes shall pitch toward the

supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.]

Section 2. Type and Material

(a) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ($\frac{1}{2}$) inch inside diameter shall be permitted; except that for Grade B oil $\frac{1}{4}$ -inch diameter pipes may be used.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

Section 3. Tests for Piping. [Grade A.]

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ($1\frac{1}{2}$) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

[Section 3a. Tests for Piping. Grade B.]

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.]

Section 3a. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes, when required, shall be not less than one size larger than supply pipe.

Section 4. Relief Valves.

[(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than $\frac{1}{2}$ in. by $\frac{1}{2}$ in., of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with

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the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.]

(a) *Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve. The relief line shall be returned to storage tank or to supply line near pump. There shall be no shut-off valves in the relief line.*

(b) *All heaters shall be provided with a relief valve to prevent excessive oil pressure.*

(c) *Relief valves shall be set to discharge at not more than 1½ times the maximum working pressure of the system.*

Syphon Breaking Devices—Syphon breaking devices, where permitted, shall be constructed in such a manner that the admission of air at any point in the supply line will break the syphon. Where installed, such a device shall not be accepted until it has been effectively demonstrated in the presence of a representative of the Bureau of Fire Prevention.

Section 5. Fill Pipes.

(a) *Each tank shall be provided with a separate fill pipe which shall be carried below the discharge line in the tank or otherwise trapped to prevent escape of oil vapor. The fill pipe shall be made up with screwed or flanged fittings securely held in place and shall be oil tight. Each fill pipe shall be provided with a receiver terminal or fill box or casing provided with means for locking and located as remote as practicable from any building opening or subway grating. Where the fill box terminal is below the level of the top of the tanks, the fill pipe shall terminate at the top of the tank; a check valve and a gate valve shall be installed in the fill box terminal (at the tank).*

[(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) The fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) The fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.]

Section 6. Vent Pipes.

(a) An open, galvanized or painted iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter (1¼) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direc-

tion of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

Section 7. Return [Pipes] Line from Burners.

Return lines from burners, where [necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank.] *used, shall not be smaller in diameter than the discharge outlet from the pump. They shall be connected into the supply line near the pump or into the storage tank without shut-off valve in the return line. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.*

Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

Rule 9. Valves and Control of Flow for Fuel Oil.

[Subdivision A. Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

Subdivision B. Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) A remote control for shutting off the supply of oil to the burners shall be provided.

(c) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve.]

(a) *In all installations a shut-off valve shall be provided at or on each burner. Where the top of the storage tank is located above the oil inlet connection to the burner at shut-off valve shall be provided in the supply line inside the building as near the tank as practicable.*

(b) *In systems where either steam or air is used for atomizing the oil, the oil and atomizing supply shall be interlocked so that in case of interruption of the atomizing supply, the oil will immediately be cut off.*

Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure

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This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

Rule 10. Oil Level Indicating Device for [Grade A] Fuel Oil.

[A test well or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.]

(a) Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of fuel oil or vapor. Test wells shall not be permitted in tanks located inside the building. Test wells when located outside the building shall be capped oil tight and kept closed when not in use.

Rule 11. Pumps for Fuel Oil.

[Subdivision A. Grade A Fuel Oil.]

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps, except as otherwise stated in these rules.

[Subdivision B. Grade B Fuel Oil.]

[(a)] (f) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(g) Where a pump is part of a burner unit and is used for atomizing purposes, an additional approved pump may be used without the disconnection of the unit.

[(b)] Pumps shall be of approved design as described in Rule 11A (a).]

Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.

Where an approved burner unit includes a pump as part of the unit, said pump or burner may be disconnected and used in conjunction with any other approved burner or pump.

A remote control shall be provided whereby the flow of oil to the burner can be stopped and such control shall be located either inside or outside the entrance to the room in which the burner is located and as close to such entrance as practicable.

Installations in which burners are located on different floors of a building and are supplied with oil from the same source, a remote control shall be provided on each floor on which burners are located. This remote control to be such that its operation will stop the flow of oil to all burners on that particular floor, and such control shall be located either inside or outside an accessible entrance to the floor or room containing the burners as close to the entrance as practicable.

The damper shall be so constructed that it cannot completely cut off the passage of the flue gases at any time.

Adequate ventilation at least equivalent to area of the smoke pipe at the point where it enters the flue shall be provided in all rooms in which burners are installed.

Rule 13. General Devices for [Grade A] Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

Rule 15. Operation of Plant Other Than Domestic Installation Using [Grade A] Fuel Oil.

No fuel oil burning plant, other than domestic installations, shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

[This certificate of fitness will be required for all Grade A installations, and Grade B installations in dwellings for more than two families and in commercial plants. This requirement as to Grade A installations shall not apply to dwellings of less than three families equipped with Grade B installations using Grade A oil.]

Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil installation shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

Rule 17. Auxiliary Tanks for [Grade B] Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

(d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than the enclosure.

Rule 18. Pilot Light.

Automatic systems unless electrically ignited shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

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Rule 19. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device to be installed may generate.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

Rule 20. Fire Protection [for Grade A and B oil in Domestic Installations] in dwellings, [occupied by not more than two families and in] old [law tenements occupied by three or more families in] and new law tenements, [and in] commercial and industrial plants.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied exclusively by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace or boiler shall be covered with approved fire retarding material and the ceiling, except it be of fireproof construction, and within two (2) feet of the top of the furnace or boiler, shall be protected with approved fire retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace or boiler, except that when the top of furnace or boiler is within six (6) inches of a combustible ceiling the ceiling shall be protected with two layers of approved fire retarding material with one inch air space between layers, and any combustible ceiling, partition or other combustible material within nine (9) inches of any smoke pipe shall be covered with approved fire retarding material extending at least one (1) foot beyond each side of the smoke pipe. [In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing fireproof doors.]

(c) In old and new law tenement houses, [or in] commercial and industrial plants [the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard only, and shall be ventilated to the outer air.] of non-fireproof construction the heating apparatus and oil burning device shall be located in an enclosure, the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with any opening therein protected with self-closing fireproof door the sill of which shall be not less than twelve (12) inches above boiler room floor level; and the ceiling of the enclosure if not of fireproof construction shall be protected with approved fire retarding material, except that when the top of the furnace or boiler is within twelve (12) inches of a combustible ceiling,

the ceiling shall be protected with two (2) layers of approved fire retarding material with one (1) inch air space between layers, any vertical openings extending in the boiler room proper to be protected with self-closing fireproof doors and four (4) inch partition of approved fireproof material, said enclosure shall be ventilated to the outer air. Any smoke pipe within eighteen (18) inches of a combustible ceiling, partition, or other combustible material, the ceiling, partition, or other combustible material, shall be protected with approved fire retarding material extending at least one (1) foot beyond each side of the smoke pipe. All vertical openings in old law tenement houses shall be protected in cellar with fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors.

(d) In new law tenement houses, commercial and industrial plants of fireproof construction the heating apparatus and oil burning device shall be located in an enclosure constructed of fireproof material not less than four (4) inches in thickness with any opening therein protected with self-closing fireproof door, said enclosure shall be ventilated to the outer air.

(e) Furnished room houses, boarding houses and non-housekeeping apartments, dormitories and day nurseries and similar occupancies with not more than ten (10) sleeping rooms, also convents, rectories, monasteries and churches, the fire protection shall be the same as that required for dwellings occupied exclusively by not more than two families.

(f) Dwellings occupied by not more than two (2) families and stores the occupancy of which is considered hazardous and requires a permit from the fire department, except stores for which a permit is required for the use and operation of soda water fountains, furnished room and boarding houses, non-housekeeping apartments, dormitories, day and night nurseries, with more than ten (10) sleeping rooms and similar occupancies, the fire protection shall be the same as that required for old law tenement houses.

[Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.]

(g) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

Rule 21. Systems Prohibited [Where Grade B Fuel Oil Is Used.]

The use of auxiliary tanks between pump and burner unit of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or force systems, are prohibited. Pressure in storage tanks for the purpose of discharging oil are prohibited.

Rule 22. Use of [Grade A or Grade B] Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner.

WILLIAM E. WALSH, Chairman.

WILLIAM I. O'GORMAN, Secretary.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	137
		Dismissed	67
		Denied	217
Cases filed up to September 26, 1928.....	751	Granted	2
		Granted on condition.....	370
		Appliances approved.....	38
Restored to calendar.....	65	Appliances dismissed, disapproved or withdrawn....	23
		Rules approved.....	3
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	164	Requests to reopen granted.....	142
		Requests to reopen denied.....	21
Requests to amend.....	34	Requests to amend granted.....	33
		Requests to amend denied.....	0
Requests for modification.....	13	Requests for modification granted.....	10
		Requests for modification denied.....	3
Requests to rescind.....	3	Requests to rescind granted.....	3
		Requests to rescind denied.....	0
Requests for extension of time.....	29	Requests for extension of time granted.....	27
		Requests for extension of time denied.....	2
Requests for extension of permit.....	8	Requests for extension of permit granted.....	7
		Requests for extension of permit denied.....	1
Requests for mechanical installations.....	0	Requests to install granted.....	0
		Requests to install denied.....	0
Requests for approval of plans.....	23	Plans approved.....	22
		Plans disapproved.....	1
Administrative requests.....	0	Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
Requests for interpretation.....	5	Interpretations	5
		Requests withdrawn or dismissed.....	2
Total	1764	Total	1136
Disposed of	1136		
Cases pending September 26, 1928.....	628		

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First. That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second. That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third. That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth. That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth. That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth. That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 41

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, October 2, 1928, 10 a. m.

Minutes of Regular Meeting, October 2, 1928, 2 p. m.

Third Quarterly Report.

Factory Exit Rules.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, October 9, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, October 16, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to October 3, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
764-28-BZ.....	B.B.Q....	Northeast corner of 65th pl. & Jay ave., Maspeth, Q., N. B. 2138-28
763-28-BZ.....	B.B.Q....	Northeast corner of Borden ave. & Willow ave., Maspeth, Q., N. B. 2139-28
762-28-BZ.....	B.B.B....	1687-1691 Flatbush ave., Bklyn., Applic. 7597-28
761-28-A.....	F.D.....	2135 Boston rd., Bx., Order
760-28-S.....	B.B.M....	10 E. 46th st., Man., Decision
759-28-BZ.....	B.B.M....	157-159 W. 83rd st., Man., N. B. 387-28
758-28-S.....	F.D.....	9025 Van Wyck blvd., Jamaica, Q., L. D. 40505
757-28-A.....	F.D.....	41 Union Square West, Man., F-40991
756-28-BZ.....	B.B.Bx...	1749-1755 Jerome ave., Bx., N. B. 297-24
755-28-A.....	F.D.....	615-625 W. 43rd st., Man., F-42746
754-28-A.....	B.B.B....	427-435 9th st., Bklyn., Applic. 13450
753-28-BZ.....	B.B.B....	South side of Linden blvd. from Ashford st. to Cleveland st., Bklyn., Applic. 13272-27
752-28-A.....	F.D.....	93-125 13th st., Bklyn., F-42775

Restored to Calendar.

428-28-S.....	F.D.....	310-316 E. 75th st., Man., L. D. 28498
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CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, OCTOBER 9, 1928, 2 P. M.

Building Zone Cases.

377-28-BZ.
APPLICANT—Philip J. Sinnott, for Valley Holding Corp., owner.
PREMISES—998 Sound View avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

382-28-BZ.

APPLICANT—Emil Guterman, for Abe Schiller, owner.
PREMISES—22601-22605 Northern boulevard (Jackson avenue), northeast corner of 226th street, Bayside, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a gasoline service station.

389-28-BZ.

APPLICANT—William F. Doyle, for Minnie Weber, owner.
PREMISES—2385-2393 Utica avenue, northeast corner of Avenue S, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

395-28-BZ.

APPLICANT—William F. Doyle, for Weis Buck Garage Co., Inc., owner.
PREMISES—1139 Prospect avenue and 153 Terrace place, northeast corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

438-28-BZ.

APPLICANT—Morris & Morris, for Frances Rosenthal, owner.
PREMISES—1984 82nd street and 8202-8212 20th avenue, southwest corner, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a business building.

435-28-BZ.

APPLICANT—Edward P. Doyle, for James P. Walsh, owner, and Pancliff Holding Corp., lessee (63-year lease).

PREMISES—141 West 69th street, Manhattan.
APPLICATION, under sections 21 and 7c of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the alteration and conversion of a dwelling into a store and dwelling.

406-28-BZ.

APPLICANT—Edward L. Kelly, for Anna Stanaitis, owner.
PREMISES—53-16 to 53-20 Metropolitan avenue and 301-305 Grandview avenue, northeast corner, Ridgewood, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

407-28-BZ.

APPLICANT—William F. Doyle, for Mere Holding Corp., owner.
PREMISES—West side of Morrison avenue, 100 ft. south of Westchester avenue, The Bronx.

APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT the extension, from a business district into a residence district, of a proposed business building (stores).

CALENDAR

441-28-BZ.

APPLICANT—Corn-Kelly Corp., owner.

PREMISES—501-529 Avenue P, north side, between East 5th street and Ocean Parkway, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a gasoline service station.

451-28-BZ.

APPLICANT—William F. Doyle, for Alexander Ginsburg, owner.

PREMISES—1969-1979 Cropsey avenue and 8796-8818 20th avenue, northwest corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

460-28-BZ.

APPLICANT—James W. Byrnes, for Reuben Schwartzberg, owner.

PREMISES—1073 Willoughby avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy of an existing garage for the storage of five (5) motor vehicles to a motor vehicle repair shop.

268-28-BZ.

APPLICANT—William Richter, for Henry C. Behrens, owner.

PREMISES—878-886 Gravesend avenue, west side, 160 feet south of Avenue F, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

OCTOBER 9, 1928, 10 A. M.

Appeals from Administrative Orders.

182-28-A—1155-1205 Manhattan avenue and 99-105 Commercial street, Brooklyn.

233-28-A—260-274 Greenwich street, Manhattan.

238-28-A—38-11 Second avenue, Long Island City, Borough of Queens.

252-28-A—119-131 East 32nd street, 118-130 East 33rd street and 198-212 Lexington avenue, Manhattan.

344-28-A—310-322 East 75th street, Manhattan.

358-28-A—238-240 Melrose street, Brooklyn.

359-28-A—1384-1388 Broadway and 118 West 38th street, southeast corner, Manhattan.

373-28-A—305-307 East 61st street, Manhattan.

374-28-A—155 Perry street, Manhattan.

375-28-A—447-457 Sutter avenue and 259 Junius street, Brooklyn.

379-28-A—1556-1560 Broadway and 157-165 West 46th street, Manhattan.

381-28-A—7 Great Jones street, Manhattan.

385-28-A—15 East 31st street, Manhattan.

390-28-A—210 Furman street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 9, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 165-28-BZ—Application, February 24, 1928, under section 21 of the building zone resolution, of Philip Freshman, applicant, on behalf of Roma Development Corp., owner, to permit in a business district the erection of a garage for the storage of more than five (5) motor vehicles; premises 1535-1547 Gravesend avenue, east side, 300 ft. south of Avenue M, Brooklyn.

CAL. NO. 211-28-BZ—Application, March 8, 1928, under section 21 of the building zone resolution, of William A. Schroeder, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises North side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.

CAL. NO. 264-28-BZ—Application, March 26, 1928, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Lottie Cutler, owner, to permit, partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station; premises 120-06 Sutphin boulevard and 147-24 120th avenue, southwest corner, Jamaica, Borough of Queens.

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 222-28-BZ—Application, March 12, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Angelina R. Schad, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.

CAL. NO. 38-28-BZ—Application, January 16, 1928, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Roth Estate, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a building to be used as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles; premises 192-208 East 98th street, west side, 84 ft. 9 7/8 in. north of Kings Highway, Brooklyn.

CALENDAR

CAL. NO. 74-28-BZ—Application, January 26, 1928, under sections 7c and 21 of the building zone resolution, of Croker National Fire Prevention Engineering Co., applicant, substituted for Fox, Well & Wintner, on behalf of Roland Lievendag, owner, to permit, partly in a business district and partly in a residence district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles; premises 45-76 to 45-80 164th street (24th street), southwest corner of 46th avenue (Queens avenue), Flushing, Borough of Queens.

CAL. NO. 314-28-BZ—Application, April 5, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of 1738 Crotona Park Co., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 902-914 Westchester avenue, The Bronx.

CAL. NO. 14-27-BZ—Application, January 15, 1927, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, substituted for James W. Byrnes, on behalf of Prior Realty Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied); premises 92-110 East 98th street, west side, 140 ft. south of Rutland road, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 9, 1928, 2 P. M.

Petitions for Variations.

- 185-28-S—1205 Manhattan avenue, Building No. 1, Brooklyn.
- 398-28-S—814-826 Eighth avenue and 246 West 50th street, Manhattan.
- 419-28-S—227-233 East 45th street, Manhattan.
- 420-28-S—68-72 Washington street and 44 West street, Manhattan.
- 432-28-S—189-195 Hudson street and 1-3 Desbrosses street, Manhattan.
- 434-28-S—119-123 Varick street and 26-30 Dominick street, Manhattan.
- 450-28-S—207 Starr street, Brooklyn.
- 480-28-S—521-523 West 47th street, Manhattan.
- 491-28-S—32-34 West 39th street, Manhattan.
- 494-28-S—115 West 54th street, Manhattan.
- 502-28-S—128-136 West 31st street and 127-133 West 30th street, Manhattan.
- 503-28-S—4-6 West 37th street, Manhattan.

CALL OF CLERK'S CALENDAR TUESDAY, OCTOBER 16, 1928, AT 2 P. M.

Building Zone Cases.

- 133-28-BZ.
APPLICANT—340 West 57th Street Corp., owner.
PREMISES—229-235 East 85th street, Manhattan.
APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

540-28-BZ.

APPLICANT—J. G. Shea, for Martin Lindky and Arthur T. Doyle, owners.

PREMISES—70-01 36th avenue and 35-41 Kittay street (Sprague street), northeast corner, Woodside, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT the erection of a garage for more than five (5) motor vehicles in a residence district.

894-28-BZ.

APPLICANT—Harry B. Kelter, for Max Epstein, owner.

PREMISES—16221 Willets Point boulevard and 15-02 Utopia parkway, southwest corner, Whitestone, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station and a motor vehicle repair shop.

369-28-BZ.

APPLICANT—Charles Kreymborg and Son, for Loj Realty Co., Inc., owner.

PREMISES—110-118 East 157th street and 745-759 Gerard avenue, southwest corner, The Bronx.

APPLICATION, under sections 7b and 7c of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection of an apartment house with stores on the first story.

1059-26-BZ.

APPLICANT—The John C. Wandell Co., for Sara C. Thomas, owner.

PREMISES—153-10 to 153-16 Kissena road, northwest corner of West avenue, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

557-28-BZ.

APPLICANT—William R. White, for Richard Carro Inc., owner.

PREMISES—2717 Reservoir avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of sixteen (16) one-car garages and gasoline service station.

461-28-BZ.

APPLICANT—Edward L. Kelly, for Lewol Realty Corp., owner.

PREMISES—533-543 Glenmore avenue and 241-245 V Sicklen avenue, northeast corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

477-28-BZ.

APPLICANT—John J. Dunnigan, for The Roman Catholic Church of The Holy Spirit, owner.

PREMISES—Southwest corner of Burnside avenue and Grand Concourse, The Bronx.

CALENDAR

APPLICATION, under sections 7c and 21 of the building zone resolution,
 O PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a business building (stores).

9-28-BZ.

APPLICANT—William P. Thomas, for Farlow Associates, Inc., owner.

REMISES—Southeast corner of Undercliff avenue and West 175th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

O PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

10-28-BZ.

APPLICANT—William P. Thomas, for Fort Lee Ferry Garage, Inc., owner.

REMISES—Northwest corner of Bailey avenue and West Kingsbridge road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

O PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

11-28-BZ.

APPLICANT—William P. Thomas, for Patrick J. Murphy, owner.

REMISES—Southwest corner of Cedar avenue and West Tremont avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

O PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

OCTOBER 16, 1928, 10 A. M.

Appeals from Administrative Orders.

263-28-A—648 Broadway, Manhattan.

278-28-A—648 Broadway, Manhattan.

290-28-A—146-150 West 34th street and 141-153 West 33rd street, Manhattan.

430-28-A—87-15 Britton avenue, northwest corner of Elbertson street, Jackson Heights, Borough of Queens.

437-28-A—615-627 West 49th street and 624-628 West 50th street, Manhattan.

464-28-A—2109-2125 Westbury Court, Brooklyn.

465-28-A—850 ft. south of Goethal Bridge and 6,000 ft. east of Arthur Kill, Borough of Richmond.

468-28-A—544-546 West 43rd street, Manhattan.

469-28-A—124 Bleecker street, Manhattan.

552-28-A—880-890 Columbus avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 16, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 178-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Rosenson & Lorence, applicants, on behalf of Charles Uhlinger, owner, to permit in a business district the erection and maintenance of a gasoline service

station; premises 2-6 Herbert street and 153-159 Richardson street, Brooklyn.

CAL. NO. 569-27-BZ—Application, May 20, 1927, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Delaney & Otten Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southeast corner of Fourth avenue and 12th street, Brooklyn.

CAL. NO. 540-27-BZ—Application, May 16, 1927, under sections 7g and 21 of the building zone resolution, of F. Matthew Buermann, applicant, substituted for Henry J. Nurick, on behalf of Abram Goldinger, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises 725-727 Bedford avenue, Brooklyn.

CAL. NO. 1237-27-BZ—Application, April 24, 1927, under sections 7g and 21 of the building zone resolution, of Kate Ruchlis and Israel Berkenfeld, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

CAL. NO. 29-28-BZ—Application, January 13, 1928, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Isidor Dunitz, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1952-1956 Eastern Parkway Extension, east side, 5 ft. 1½ in. north of Truxton street, Brooklyn.

CAL. NO. 198-28-BZ—Application, March 3, 1928, under sections 7c and 21 of the building zone resolution, of Walter Pfaendler, applicant, on behalf of Lantic Corporation, owner, to permit in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 505-517 Pacific street, northeast corner of Third avenue, Brooklyn.

CAL. NO. 231-28-BZ—Application, March 15, 1928, under section 21 of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of James Macbeth, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-44 Sutphin boulevard), Jamaica, Borough of Queens.

CAL. NO. 276-28-BZ—Application, March 28, 1928, under section 21 of the building zone resolution, of Palmer H. Ogden, applicant, on behalf of Canabbe Holding Corp.

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and 31st Street Holding Corp., owners, to permit in a two times height district the erection of the street wall of a building to a height exceeding the limit set by the zone resolution; premises 142-162 West 31st street and 371-377 Seventh avenue, southeast corner, Manhattan.

CAL. NO. 300-28-BZ—Application, April 3, 1928, under section 21 of the building zone resolution, of Edward F. Fox, applicant, on behalf of Tilles & Haves, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 109-57 to 109-65 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellaire, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 16, 1928, 2 P. M.

Petitions for Variations.

- 69-28-S—237-245 West 35th street, Manhattan.
- 488-28-S—1440 Broadway, Manhattan.
- 525-28-S—20-26 West 36th street, Manhattan.
- 529-28-S—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.
- 545-28-S—647 Broadway, Manhattan.
- 549-28-S—3302-3320 Anable avenue, Long Island City, Borough of Queens.
- 551-28-S—880-890 Columbus avenue, Manhattan.
- 555-28-S—57-61 West 38th street, Manhattan.
- 636-28-S—342-346 Seventh avenue and 201-203 West 29th street, northwest corner, Manhattan.
- 637-28-S—259-261 West 30th street, Manhattan.
- 380-28-S—700-728 Brook avenue, east side, 40 ft. south of East 156th street, The Bronx.
- 512-28-S—3801-3809 Queens boulevard, Long Island City, Borough of Queens.
- 403-28-S—253-255 West 27th street, north side, 590 ft. 8 in. west of Seventh avenue, Manhattan.

Appliances Submitted for Approval.

- 404-28-SA—Signal Engineering Sprinkler Alarm Panel, approval of.
- 511-28-SA—Genuine Detroit, Type "S," Anti-Syphon Valve, approval of.

FRIDAY, OCTOBER 19, 1928, AT 2 P. M. SPECIAL MEETING.

Rules.

- 217-21-SR—Fuel Oil Rules, amendments to.

CALL OF CLERK'S CALENDAR TUESDAY, OCTOBER 23, 1928, AT 2 P. M.

Building Zone Cases.

- 523-28-BZ.
APPLICANT—Emil Guterman, for Herman Schlossman, owner.
PREMISES—16806-16808 Union Turnpike, south side, 40.22 ft. east of 168th street (Ackroyd avenue), Hillcrest, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

533-28-BZ.

APPLICANT—John Caldwell Myers, for Gilt Edge Corp., owner.

PREMISES—2245 Grand Concourse, west side, 97.02 ft. north of East 182nd street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building to be occupied as stores on the first story and as dwellings above.

546-28-BZ.

APPLICANT—John J. Dunnigan, for Harris Lubelsky, owner.

PREMISES—2810 Westchester avenue, east side, 133.40 ft. north of Middletown road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

547-28-BZ.

APPLICANT—John J. Dunnigan, for F. Billotto, owner.

PREMISES—3534 Holland avenue, east side, 59.31 ft. north of East 211th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and conversion of an existing dwelling to a business use (store) on the basement story.

548-28-BZ.

APPLICANT—John J. Dunnigan, for Samuel Thau, owner.

PREMISES—2548 White Plains avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy of an existing building to a motor vehicle repair shop.

217-28-BZ.

APPLICANT—Henry J. Nurick, for Abraham J. Bernstein and Jacob Bernstein, owners.

PREMISES—1006-1010 Broadway, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

279-28-BZ.

APPLICANT—Egan & Ittelson, for Stephen-Thouret Holding Co., Inc., owner.

PREMISES—206-210 West 77th street, Manhattan.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

360-28-BZ.

APPLICANT—Alfred J. Boulton, for Samuel Mazzarell and Angelina Mazzarell, owners.

PREMISES—2303-2311 Gravesend avenue, east side, 121.5 ft. north of Gravesend Neck road, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

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393-28-BZ.

APPLICANT—Charles M. Carnelli, for Catherine Geoghegan, owner.

PREMISES—404 13th street, south side, 147.50½ ft. east of Seventh avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the change of occupancy from a storage warehouse to a wet wash laundry.

422-28-BZ.

APPLICANT—A. L. M. Development Corp., owner.

PREMISES—1817-1819 Avenue M, Brooklyn.

APPLICATION, under sections 7b, 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a theatre building.

534-28-BZ.

APPLICANT—William H. Bulkley, for Joseph A. Palma, owner.

PREMISES—5869 Amboy road, north side, 550 ft. from Foster avenue, Princes Bay, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for more than five (5) motor vehicles and a gasoline service station.

738-28-BZ.

APPLICANT—Frank Wall, for Southfield Coal and Ice Co., Inc., owner.

PREMISES—East side of North Railroad avenue, between Liberty and Buel avenues, Dongan Hills, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of silos for the storage and distribution of coal.

OCTOBER 23, 1928, 10 A. M.

Appeals from Administrative Orders.

415-28-A—102-110 Attorney street, Manhattan.

417-28-A—263-281 Seventh avenue, 165-173 West 25th street and 158-162 West 26th street, Manhattan.

436-28-A—714-722 Metropolitan avenue, Brooklyn.

458-28-A—64 West 48th street (14th floor), Manhattan.

476-28-A—235-245 Sixth avenue and 109 West 15th street, Manhattan.

483-28-A—218 East 28th street, Manhattan.

489-28-A—614-616 West 49th street, Manhattan.

493-28-A—248-67 62nd avenue (Clinton avenue), west side, 800 ft. from East Alley road, Douglaston, Borough of Queens.

504-28-A—425-447 Coney Island avenue, Brooklyn.

505-28-A—206-208 West 43rd street, Manhattan.

506-28-A—2406-2424 86th street, Brooklyn.

520-28-A—3201 Queens boulevard, northeast corner of 32nd place, Long Island City, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 23, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 139-28-BZ—Application, February 14, 1928, under section 21 of the building zone resolution, of The Grace Club, Inc., applicant and owner, to permit, partly in a business district and partly in a residence district, the maintenance of a building occupied as a restaurant on the basement story; premises 147-151 East 21st street, Manhattan.

CAL. NO. 160-28-BZ—Application, February 24, 1928, under section 21 of the building zone resolution, of Edward J. Bausch, applicant, on behalf of Philip Sachs, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Margaret place (Trotting Course lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

CAL. NO. 309-28-BZ—Application, April 4, 1928, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of B. M. Maltz & Sons, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2323-2331 Flatbush avenue, northeast corner of Utica avenue, Brooklyn.

CAL. NO. 177-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Nathan Adelman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 224 Humboldt street, southeast corner of Scholes street, Brooklyn.

CAL. NO. 341-28-BZ—Application, April 12, 1928, under sections 7a, 7b, 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Nathan Levy, owner, to permit the extension, from a business district into a residence district, of an existing business building; premises 771-773 East Tremont avenue, north side, 100.18 ft. east of Prospect avenue, The Bronx.

CAL. NO. 267-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of Joseph D. Nunan, Jr., applicant, on behalf of I. & D. Realty Corp., owner, to permit in an "E" area and residence district the erection and maintenance of attached private residences omitting the side yard required under the building zone resolution; premises southeast corner of Reeds lane and Coles lane and southeast corner and southwest corner of Central place and Coles lane, Far Rockaway, Borough of Queens.

CAL. NO. 292-28-BZ—Application, April 2, 1928, under section 21 of the building zone resolution, of Morris M. Polansky, applicant, on behalf of Abraham Scher, owner, to permit in a residence district the erection and maintenance of a building to be used as a store on the first story and as dwellings above; premises 4430 Seton ave-

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nue, east side, 275.07 ft. north of Nereid avenue, The Bronx.

CAL. NO. 305-28-BZ—Application, April 3, 1928, under section 21 of the building zone resolution, of Rosenson & Lorence, applicants, on behalf of Causeway Boulevard Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 160-46 to 160-54 Woodhaven boulevard and 92-09 to 92-15 161st avenue (Grimm avenue), northwest corner, Howard Beach, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 23, 1928, 2 P. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, October 23, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 240-28-BZ—Application, March 20, 1928, under sections 7a and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Geraldine Norton, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3502 Far Rockaway boulevard, 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 30, 1928, 10 A. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

521-28-A—West side of 121st street (Spruce street), 250 ft. south of Jamaica avenue, Richmond Hill, Borough of Queens.

544-28-A—53-57 West 14th street and 54-56 West 15th street, Manhattan.

550-28-A—309-311 East 22nd street, Manhattan.

569-28-A—1005 East 180th street, The Bronx.

570-28-A—2137 Boston road, The Bronx.

633-28-A—62 Orchard street, Manhattan.

635-28-A—Southwest corner of Smith street and Sigourney street, Brooklyn.

639-28-A—2000-2010 Broadway and 121-125 West 68th street, northeast corner, Manhattan.

498-28-A—8907-8917 Metropolitan avenue and 8944 Central avenue (Cooper avenue), Middle Village, Borough of Queens.

456-28-A—247-251 Third avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 30, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 108-28-BZ—Application, February 3, 1928, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of 4510 Broadway Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1550 Jerome avenue, east side, 241.79 ft. south of Mount Eden avenue, The Bronx.

CAL. NO. 327-28-BZ—Application, April 7, 1928, under sections 7c, 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Necara Holding Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and showroom; premises 8124-8202 18th avenue, Brooklyn.

CAL. NO. 362-28-BZ—Application, April 18, 1928, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of S. & L. Building Corp., owner, to permit in a residence district, extending from a business district, an alteration and change of a portion of the basement story from storage to a business occupancy; premises 2665 Grand Concourse, northwest corner of East Kingsbridge road, The Bronx.

CAL. NO. 364-28-BZ—Application, April 19, 1928, under section 21 of the building zone resolution, of Levy & Berger, applicants, on behalf of Carolyn Miller, owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 5720-5728 Kings Highway, northeast corner of East 57th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 30, 1928, 2 P. M.

Petitions for Variations.

308-28-S—19 Park place and 16 Murray street, Manhattan.

319-28-S—235-247 East 45th street, north side, 100 ft. west of Second avenue, Manhattan.

508-28-S—268-270 West 125th street and 267-269 West 124th street, Manhattan.

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- 331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.
391-28-S—Foot of Montague street, Warehouse No. 57, Brooklyn.
147-28-S—128-134 West 30th street, Manhattan.
457-28-S—247-251 Third avenue, Manhattan.

Appliances Submitted for Approval.

- 443-28-SA—Kres-Kno Oil Burner, approval of.
427-28-SA—Arco Metal Pipe, approval of.
515-28-SA—Jenkins 4 in. Swing Check Valve, approval of.
516-28-SA—Jenkins 6 in. Swing Check Valve, approval of.
517-28-SA—Jenkins 8 in. Swing Check Valve, approval of.

NOVEMBER 7, 1928, 10 A. M.

Appeals from Administrative Orders.

- 228-28-A—805-821 St. Marks avenue, Brooklyn.
302-28-A—259-273 Tenth avenue and 502 West 26th street, Manhattan.
303-28-A—58-72 Wallabout street, Brooklyn.
306-28-A—720 Brook avenue, The Bronx.
307-28-A—1700-1710 Andrews avenue, The Bronx.

- 328-28-A—560-562 Broadway, Manhattan.
353-28-A—10-40 Flatbush avenue, Brooklyn.
354-28-A—216-218 West 30th street, Manhattan.
355-28-A—1080-1086 Continental avenue, west side, north of Harvest to Ibis street, Forest Hills, Borough of Queens.

NOVEMBER 13, 1928, 10 A. M.

Appeals from Administrative Orders.

- 356-28-A—708-716 East Tremont avenue, The Bronx.
366-28-A—2865 Claffin avenue, The Bronx.
399-28-A—146-148 Union street, Brooklyn.
400-28-A—31-41 Van Dam street, Manhattan.
431-28-A—5-7 East 42nd street, Manhattan.
433-28-A—1762-1764 Boston road, southeast corner of East 174th street, The Bronx.
474-28-A—533-545 Fulton street, Brooklyn.
475-28-A—212 West 91st street and 2448-2458 Broadway, southeast corner, Manhattan.
412-28-A—1493-1501 Broadway, Manhattan.
518-28-A—256-258 West 34th street, Manhattan.
535-28-A—186-200 Plymouth street and 199-213 Water street, Manhattan.
539-28-A—354-358 Jackson avenue, The Bronx.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 2, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

The minutes of the regular meeting of the board, held on Tuesday morning, September 25, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, September 25, 1928, were approved as printed in the Bulletin, No. 40, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

- 148-28-A.
APPELLANT—Frank A. Burgess, for Adolph Finkelstein, owner.
SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—8 East 14th street and 1-3 East 13th street, Manhattan.
APPEARANCES—
For Appellant: Frank A. Burgess.
For Administration: Inspector Maher of fire department.
ACTION OF BOARD—Laid over to October 30, 1928, at 10 a. m. on written request of appellant.

- 322-28-A.
APPELLANT—Petroleum Heat and Power Co., for Lakefield Holding Corp., owner.
SUBJECT—Appeal from decision of the fire commissioner.
PREMISES AFFECTED—1730 Andrews avenue, The Bronx.
APPEARANCES—
For Appellant: D. H. Hallock.
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

- 323-28-A.
APPELLANT—Petroleum Heat & Power Co., for Lakefield Holding Corporation, owner.
SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—1746 Andrews avenue, The Bronx.

APPEARANCES—
For Appellant: D. H. Hallock.
For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

- 324-28-A.
APPELLANT—Petroleum Heat & Power Co., for The Hillside Corporation, owner.
SUBJECT—Appeal from decision of the fire commissioner.
PREMISES AFFECTED—Southwest corner of Shelton avenue (89th avenue), 89-04 148th street (Myrtle avenue), Jamaica, Borough of Queens.
APPEARANCES—
For Appellant: D. H. Hallock.
For Administration: Inspector Carroll of fire department.

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ACTION OF BOARD—Appeal withdrawn. THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

325-28-A.

APPELLANT—Petroleum Heat & Power Co., for Lakefield Holding Corporation, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—1760 Andrews avenue, The Bronx.

APPEARANCES—

For Appellant: D. H. Hallock.

For Administration: Inspector Carroll of fire department.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

715-28-A.

APPELLANT—Erminio Maglio, et al., adjoining owners. Israel B. Miller, owner.

SUBJECT—Appeal from decision of the superintendent of buildings re revocation of permit No. 7743/28.

PREMISES AFFECTED—6501-6505 13th avenue, southeast corner of 65th street, Brooklyn.

APPEARANCES—

For Appellant: Alfred C. McKenzie and William F. Doyle.

For Administration: Benjamin Saltzman of Bureau of Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

350-28-A.

APPELLANT—Crocker Natl. Fire Prev. Eng. Co., for Maria J. Doscher, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—330 Rivington street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Holland, Guilfoyle and Connell and Deputy Chief Martin..... 5
Absent 0

THE RESOLUTION—

(350-28-A)

WHEREAS, Crocker National Fire Prevention Engineering Co., for Maria J. Doscher, owner, filed, April 16, 1928, an appeal from an order of the fire commissioner, affecting premises 330 Rivington street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 14, 1927 (Order No. 15372-F), reads:

"1. Provide a separate and distinct system of auto-

matic sprinklers throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919.";

and

WHEREAS, the building is non-fireproof, seven stories (62 ft. 3 in.) in height, 19 ft. 11 in. by 76 ft. 6 in., about 1,400 sq. ft. floor area; OCCUPIED: 1st, 2nd and 3rd stories, carpenter shop, total of 5 persons; 4th story, vacant; 5th story, manufacture of trunks, 2 persons; 6th and 7th stories, manufacture of radio cabinets, total of 3 persons; and

WHEREAS, the appellant claims that the exits are adequate, the building is only 62 ft. 3 in. in height, the floor areas are exceptionally small, the present conditions have existed for a great many years and the order is not a mandatory requirement of the law; in lieu of complying with the order the appellant proposes to provide such additional fire pails, bucket tanks, fire extinguishers, etc., as may be required.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

326-28-A.

APPELLANT—Shreve & Lamb, for 521 Fifth Avenue, Inc., owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—519-21 Fifth avenue and 2-4 East 44th street, Manhattan.

APPEARANCES—

For Appellant: Bassett Jones and Irwin Clavan.

For Administration—None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(326-28-A)

WHEREAS, Shreve & Lamb, for 521 Fifth Avenue, Inc., owner, filed, April 6, 1928, an appeal from a decision of the superintendent of buildings, affecting premises 519-521 Fifth avenue and 2-4 East 44th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered March 25, 1928, reads:

"This amendment is disapproved with the following objection:

"14. Not more than two elevators must be placed in one shaft. Section 373, subdivision 13.";

and

WHEREAS, the building under construction is fireproof, thirty-seven stories in height, 104 ft. by 184 ft. 4 in. in area; OCCUPANCY: cellar, restaurant, 470 persons; 1st story, stores, 75 persons; 2nd story, offices, 100 persons; upper stories, offices, 85 persons on each story; and

WHEREAS, the appellant proposes to install three banks of elevators, one bank consisting of four elevators in a shaft with dividing partition, and two banks of three elevators each within a single shaft without dividing partitions; and

WHEREAS, the appellant claims that the emergency exit could not be used to advantage if one of the three cars were separated by a partition; furthermore, the appellant contends that greater safety and ease of removal of passengers from stalled or damaged cars would be attained if each of the three-car groups be operated within a single enclosure; and

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WHEREAS, the elevator equipment of this building is laid out in three banks, one bank of two shafts with two cars to each shaft and two banks with three cars, these banks having public corridor intervening.

Resolved, that the decision of the superintendent of buildings be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only as far as it affects the northerly and southerly banks of elevator, *on condition* that not more than three cars shall be incorporated in either bank, and that the requirements of the elevator rules shall be complied with in all other respects.

318-28-A.

APPELLANT—Segman & Abrahams, lessees.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—102 Fulton street, Manhattan.

APPEARANCES—

For Appellant: Robert Tipping.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(318-28-A)

WHEREAS, Segman & Abrahams, for Bing & Bing, Inc., owner, filed, April 5, 1928, an appeal from an order of the fire commissioner, affecting premises 102 Fulton street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 19, 1928 (Order No. 42019-LC), reads:

"You are hereby notified that an inspection of premises, 102 Fulton St., Manhattan, used for the storage and use of oxygen and hydrogen, shows that the following must be done before permit requested by you can be issued:

"1. Have each operator of a blowpipe or other similar device or apparatus for heating, melting or welding apply for and secure a Certificate of Fitness;"

and

WHEREAS, the building is fireproof, eight stories in height, 50 ft. by 79 ft. 7 in. in area; OCCUPIED: 1st story, stores; upper stories, offices and tenant factories, 15 persons per story; appellant occupying the westerly portion of the Fulton street front of the seventh story of the building as a manufacturing jeweler; and

WHEREAS, appellant contends that there are two cylinders, each containing 220 cubic feet of oxygen, stored in the premises; that the persons operating the individual torches do not operate the oxygen regulator; that the large torch, for melting the platinum at the tank side, is operated by a member of the firm who has a certificate of fitness; and

WHEREAS, the operation of the equipment noticed in the order of the fire commissioner requires the use of oxygen and illuminating gas.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the operator of the oxygen tank shall obtain a certificate; that all heating devices and tanks containing gases shall be of an approved type as indorsed by the fire commissioner, and that the installation shall otherwise comply with all laws and requirements.

352-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Davon Realty Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—57-59 East 11th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(352-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Davon Realty Corp., owner, filed, April 16, 1928, an appeal from an order of the fire commissioner, affecting premises 57-59 East 11th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 18, 1927 (Order No. 27336-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Sec. 20, Ch. 12, Code of Ordinances and the rules of the Board of Standards and Appeals;"

and

WHEREAS, the building is fireproof, eleven stories in height, 54 ft. by 103 ft. 3 in. in area; OCCUPIED: 1st story, shipping, 5 persons; 2nd story, offices, 22 persons; 3rd story, shipping, 7 persons; 4th story, winding yarn on spools, 25 persons; 5th and 6th stories, manufacture of clothing, 8 persons on each story; 7th story, manufacture of leather goods, 20 persons; 8th story, manufacture of clothing, 20 persons; 9th story, manufacture of knit goods, 20 persons; 10th story, cutting clothing, 6 persons; 11th story, manufacture of clothing, 20 persons; and

WHEREAS, the appellant claims that the building is fireproof and has been used practically the same as at present since 1902, the date of its erection; the premises are equipped with a two-source sprinkler system with central office connection; that the bottom of the existing 5,000-gallon roof tank is 10 ft. 1½ in. above the highest outlet and 22 ft. 7½ in. above the outlet in the highest full story; furthermore, the appellant proposes to connect the house supply to the side of the roof tank above the 3,500-gallon mark, leaving the reserve solely for standpipe purposes.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that there shall be maintained in the existing roof tank a reserve of not less than 3,500 gallons for the standpipe supply; that the building shall be equipped throughout with an approved two-source wet sprinkler system, with central office connection; that the standpipe system shall comply in all respects with the rules for an existing standpipe installation, and granted only so long as conditions as to use and occupancy remain substantially unchanged.

343-28-A.

APPELLANT—Samuel Rosenblum, for Astorloid Mfg. Co., Inc., lessee.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—17-19 Hopkins street, north side of Hopkins street, 175 feet east of Nostrand avenue, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(343-28-A)

WHEREAS, Samuel Rosenblum, for the Astoroid Manufacturing Co., Inc., lessee, filed, April 13, 1928, an appeal from a decision of the fire commissioner, affecting premises 17-19 Hopkins street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered March 23, 1928 (re Alt. App. No. 123-1928), reads:

"1. Building must be equipped with an approved two-source sprinkler system consisting of a pressure tank and gravity tank supply."

and

WHEREAS, the building is non-fireproof, one story and basement in height, 50 ft. by 100 ft. in area; OCCUPIED by one tenant for the manufacture of celluloid novelties, 30 persons in the entire premises; and

WHEREAS, appellant contends that the building is equipped with an automatic sprinkler system, supplied from a 10,000-gallon tank situated on the roof of the four-story building adjoining to the west, and, in lieu of the required pressure tank, proposes to provide a 6-inch street connection to the city main; the main being fed two ways and the pressure being 45 pounds; and

WHEREAS, the owner of the premises under appeal, with the consent of the adjoining owner of the abutting four-story building, proposes to provide the sprinkler system with tank supply from the tank of the adjoining four-story building, together with a direct 6-inch street connection to the city main on his own premises.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that these premises shall not be increased in height, area or dimension, and that the adjoining, abutting premises from which it is proposed to maintain the tank supply shall not be increased in height, area or dimension; that the second source of supply shall be maintained by providing a 6-inch street connection to a city main, fed two ways, and with a pressure at said street main of not less than 45 pounds at the front of the building, and that the sprinkler equipment on these premises shall comply with the rules and regulations in all other respects.

351-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Sildon Realty Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—28-30 East 10th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(351-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Sildon Realty Corp., owner, filed, April 16, 1928, an appeal from an order of the fire commissioner, affecting premises 28-30 East 10th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 28, 1928 (Order No. 23951-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Section 20, Chapter 12, Code of Ordinances."

and

WHEREAS, the building is fireproof, twelve stories in height, 46 ft. 1 in. by 92 ft. 3½ in. in area; OCCUPIED: 1st story, stores, 17 persons; 2nd and 3rd stories, vacant; 4th story, office and printing, 20 persons; 5th story, manufacture of clothing, 15 persons; 6th story, manufacture of suits, 7 persons; 7th story, manufacture of novelty goods, 20 persons; 8th story, printing, 10 persons; 9th story, manufacture of shoes, 40 persons; 10th story, manufacture of tools and jewelry, 20 persons; 11th story, staining glass, 12 persons; 12th story, manufacture of coats, 19 persons; and

WHEREAS, the appellant claims that the building is fireproof and has been used practically the same as at present since 1902, the date of its erection; that the premises are equipped with a two-source sprinkler system, with central office connection; also a standpipe system, fed from a 3,000-gallon tank located 9 ft. above the outlet in top story hall; furthermore, the appellant contends that the present condition has been acceptable to the fire department since 1902 under the standpipe rules; and

WHEREAS, the existing standpipe equipment complies in all respects other than the height and capacity of the roof tank.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the premises shall be equipped throughout with an approved two-source wet sprinkler system, provided with a central office connection, and that the standpipe equipment shall be maintained in all other respects in accordance with the rules for an existing installation, and *on condition* that the building shall not be increased in height, area or dimension, and that the use and occupancy of the premises remains substantially unchanged.

BUILDING ZONE CASES

1326-27-BZ.

APPLICANT—John J. Dunnigan, for John H. Cordes and Amy B. Cordes, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Boston road and Herring avenue, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Patrick J. McNab.

ACTION OF BOARD—Laid over to October 23, 1928, at 2 p. m., on written request of applicant.

45-28-BZ.

APPLICANT—John J. Dunnigan, for Marles Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2871 Bailey avenue, west side, 337.08 feet south of West 230th street, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to October 23, 1928, at 2 p. m., on written request of applicant.

MINUTES

100-28-BZ.

APPLICANT—John J. Dunnigan, for Louis Kraft, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 7e of the building zone resolution, to permit partly in a business district and partly in a residence district the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2138 Westchester avenue, south side, 347.20 feet west of Castle Hill Avenue, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: George A. Hefter.

ACTION OF BOARD—Application withdrawn on written request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

259-28-BZ.

APPLICANT—Samuel Rosenblum, for Charles Lippman, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—5370-5374 Metropolitan avenue, Ridgewood, Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Andrew J. Reiff and Herman Schmidt.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

738-28-BZ.

APPLICANT—Frank Wall, for Southfield Coal & Ice Co., Inc., owner.

SUBJECT—Application for preferential hearing—re application (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of silos for the storage and distribution of coal.

PREMISES AFFECTED—East side of North Railroad avenue, between Liberty and Buel avenues, Dongan Hills, Richmond.

APPEARANCES—

For Applicant: Frank Wall.

For Opposition: None.

ACTION OF BOARD—Application for early hearing granted and calendar call set for October 23, 1928, at 2 p. m.

THE VOTE TO ACCEPT FOR EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

116-28-BZ.

APPLICANT—Edward L. Kelly, for Cliffert Realty Corp., owner.

SUBJECT—Application (re decision of the fire commissioner) under sections 21 and 7g of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—865-877 Ralph avenue, Brooklyn.

APPEARANCES—

For Applicant: Edward L. Kelly.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(116-28-BZ)

WHEREAS, Edward L. Kelly, for Cliffert Realty Corp., owner, filed, February 7, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 865-877 Ralph avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 2, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Remsen avenue, Ralph avenue and Church avenue are in business districts; and

WHEREAS, the decision of the fire commissioner, rendered December 24, 1927 (re Plan No. 4250-27), reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals.";

and

WHEREAS, it is proposed to erect an office, bury four 550-gallon tanks and erect four pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant was not entitled to relief under the provisions of section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the decision of the fire commissioner be and it hereby is affirmed, and that the application be and it hereby is denied.

414-20-BZ.

APPLICANT—J. R. Ashley.

SUBJECT—Application for reopening—extension of temporary permit—re application (decision of superintendent of buildings) to permit on a plot of ground in a residence district the erection and maintenance for a temporary period of 80 individual garages to be rented to persons not residing on the premises.

PREMISES AFFECTED—Southeast corner of 186th street and Laurel Hill terrace, Manhattan.

APPEARANCES—

For Applicant: J. R. Ashley.

For Opposition: None.

ACTION OF BOARD—Application reopened and extension of permit granted for one year.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative 0

Absent: Deputy Chief Martin..... 1

MINUTES

THE RESOLUTION—

(414-20-BZ)

WHEREAS, Ashley & Booth, for Mark Ash, owner, filed, June 24, 1920, an application, under the building zone resolution, to permit in a residence district the erection and maintenance, for a temporary period of two years, of 80 individual garages, to be rented to persons not residing on premises; premises southwest corner of 186th street and Laurel Hill terrace, block 2149, lots 84, 86 and 87, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its special meeting, July 20, 1920, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Laurel Hill terrace and West 186th street are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered May 26, 1920, in acting on N. B. 177-20, reads:

"1. The erection of the proposed garages in a residence district is unlawful, section 3, building zone resolution."

and

WHEREAS, each of the proposed buildings is to be of metal construction, one story in height, with a frontage of 10 ft. and a depth of 18 ft.; it is proposed to erect 80 of the buildings and to rent them to persons not residing on the premises; and

WHEREAS, the premises is located in an undeveloped section; and

WHEREAS, the application was granted July 20, 1920, for a temporary period and the period extended July 11, 1922, July 15, 1924, September 22, 1925, and September 20, 1927, and applicant requested a further extension of time.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, for a temporary period of one year from the date of this action, limited to 80 single car garages, on block 2149, lot 84.

266-28-BZ.

APPLICANT—Samuel Rosenblum, for Forrest Park Mortgage Corp., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7b, 7c and 21 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed business building (store).

PREMISES AFFECTED—2370-2386 Myrtle avenue, southwest corner of Summerfield street, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(266-28-BZ)

WHEREAS, Samuel Rosenblum, for Forrest Park Mortgage Corp., Inc., owner, filed, March 26, 1928, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed business building (store); premises 2370-2386 Myrtle avenue, Ridgewood, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting,

October 2, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Myrtle avenue, north side, west of 60th lane, is in a business district; Myrtle avenue, south side, west of a point 100 ft. west of Decatur avenue, is in a business district; Myrtle avenue, south side, east of a point 100 ft. west of Decatur avenue, is in an unrestricted district; Summerfield street, south of a point 100 ft. south of Metropolitan avenue, is in a residence district, and Forest avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 5, 1928 (re Plan No. Alt. 779-28), reads:

"1. Extending a store into a residence district is contrary to Zone Law."

and

WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 177.38 ft. on Myrtle avenue and 167.36 ft. on Summerfield street, upon which, on the Myrtle avenue front, there are located eight one-story stores; it is proposed to construct, on the Summerfield street front of the plot an additional store having a frontage of 72.36 ft. and one story and mezzanine (19 ft.) in height; an irregular portion of this store (approximately 1,000 sq. ft.) extends 23 ft. into the residence district, the remainder of the plot being in the business district; and

WHEREAS, the board deemed that applicant established his basis of appeal under sections 7b and 7c of the building zone resolution and that case comes within the provision of practical difficulty and unnecessary hardship under section 21 in that it would manifestly be a hardship to deprive the man of the reasonable use of his land which is an irregular lot and adjoins an iron foundry.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the use of the premises shall be restricted to retail mercantile stores or shops; that there shall be no roof signs erected, and that all necessary permits shall be obtained within six months and the work involved completed within nine months from the date of this action.

244-28-BZ.

APPLICANT—William R. Bayes, for Gravesend Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a business building.

PREMISES AFFECTED—1602-1604 Kings highway, southeast corner of East 16th street, Brooklyn.

APPEARANCES—

For Applicant: George A. Marshall.

For Opposition: Grace Adelson and Nathan Kliger.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(244-28-BZ)

WHEREAS, William R. Bayes, for Gravesend Realty Corp., owner, filed, March 21, 1928, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 1602-1604 Kings Highway, southeast corner of East 16th street, Borough of Brooklyn; and

MINUTES

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 2, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kings Highway is in a business district; East 16th street is in a residence district, and Quentin road is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 6, 1928, reads:

"1. Application for proposed business structure extending into residential district is contrary to Art. II, Sec. 3, Zoning Resolution, and is hereby denied."

and
WHEREAS, the proposed building is to be of non-fireproof construction, three stories in height, with a frontage of 29 ft. 1 in. and a depth of 112 ft. 10½ in.; to be occupied as a business building with bank and stores on first story; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7, subdivision c, and was entitled to a variation for that portion of his property within the residence use district.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for the erection and maintenance of a business building not exceeding three stories in height, *on condition* that no manufacturing use of any nature or description shall be conducted on any portion of these premises; that the portion of the premises within the residence use area shall not be conducted or maintained for any business permitted by law to operate on Sundays; that there shall be no advertising display of any nature or description within the residence use area of the premises; that the front elevation of the structure shall be of attractive architectural design, and that all permits required shall be obtained within nine months and any work involved shall be completed within eighteen months from the date of this action.

344-26-BZ.

APPLICANT—William F. Doyle, for Maple Court Garage, Inc., and Jennie Sorock, owners.

SUBJECT—Application for reopening—extension of time to procure permits—re application (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the alteration and extension in height of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1612-1626 Church avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and six months extension of time to obtain permits granted.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative 0

Absent: Deputy Chief Martin..... 1

THE RESOLUTION—

(344-26-BZ)

WHEREAS, William F. Doyle, for Maple Court Garage, Inc., owner, filed, April 20, 1926, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the alteration and extension in height of a garage for the storage of more

than five motor vehicles; premises 1612-1626 Church avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 6, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Church avenue is in a business and residence district, Buckingham road is in a residence district and East 18th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 1, 1926, in acting on App. 4401-1926, reads:

"Contrary to Building Zone Resolution, Article 2, Par. 6 (Extension of garage in business and residential district).";

and

WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 136 ft. 3 in. and a depth of 148 ft.; occupied as a garage for the storage of more than five motor vehicles; it is proposed to extend second story portion to cover entire area; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 of the building zone resolution on the ground of practical difficulties and unnecessary hardship; and

WHEREAS, this application was granted by the board at its meeting, July 6, 1926, March 29, 1927, and December 27, 1927, on certain conditions, and applicant requested an extension of the time limit for obtaining permits and completing the work, which request was granted by vote of the board.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted* for the proposed extension as to the existing two-story building, *on condition* that rear yard of not less than 10 ft. in depth shall be maintained throughout the entire width of the property at the grade of the second floor level; that a skylight shall be provided at this level, glazed with wire glass, with fixed metal louvres attached to the rear wall; that there shall be no advertising or signs of any nature or description permitted on the rear or gable walls; that any ramps, if incorporated for the use of the second story shall set back from the Church avenue street front not less than 20 ft.; that there shall be no advertising display on the front of the building other than one projecting electric sign indicating the name and title of the garage, or flat wall signs as now exist; that any gasoline storage equipment installed shall be located at the street front, approximately at the center of the building; that the front elevation shall be finished in material and design substantially in accordance with the existing structure; that all required permits shall be obtained and the work completed within nine months from October 2, 1928.

253-28-BZ.

APPLICANT—William F. Doyle, for Ryan Bros., owners.

SUBJECT—Application (re decision of the fire commissioner) under sections 21, 7a, 7b and 7g of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—7817-7825 Third avenue and 301-313 79th street, northeast corner, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Benjamin Switky and Frederick Weisbrod.

MINUTES

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(253-28-BZ)

WHEREAS, William F. Doyle, for Ryan Brothers, owner, filed, March 23, 1928, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 7817-7825 Third avenue and 301-313 79th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 2, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Third avenue is in a business district, 78th street is in a residence district and 79th street is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered March 22, 1928 (re Alt. No. 698-1928), reads:

"1. This garage may not be permitted at this location which is situated in a business and residence zone. Sec. 3-4 B. Z. Appeal may be taken to the Board of Standards and Appeals."

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 80 ft. on Third avenue, 120 ft. on 79th street and a depth of 92 ft. 10½ in., irregular; to be occupied as a garage for more than five motor vehicles and a gasoline selling station; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7, subdivision g, and was therefore entitled to a variation.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall not be erected in excess of two stories above grade; that there shall be no vehicular entrance of any nature or description within the residence use area of the premises; that the northerly and easterly walls shall be unpierced throughout their entire height and length; that the area of gasoline service station on 79th street shall not exceed a depth of 60 ft. easterly from Third avenue; that there shall be erected at the building line of the gasoline service station area a reinforced concrete curbing not less than 12 inches in height with vehicular driveways not exceeding 10 ft. in width; that the operation of the gasoline service station on these premises shall be confined exclusively and restricted to within the property lines of the premises; that there shall be no portable gasoline tanks or pumps permitted on any portion of the premises; that the exterior of the building on street front shall be finished with light-color face brick with architectural terra cotta or natural stone trimmings; that no advertising signs shall be erected or displayed, other than on electrically illuminated lamps of the gasoline pumps on any portion of the 79th street front; that there shall be no roof sign erected on any portion of the premises, and that all permits required shall be obtained within nine months and any work involved shall be completed within one year from the date of this action.

265-28-BZ.

APPLICANT—William F. Doyle, for Flostrand Real-
ties, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—West side of Westchester avenue, 161.14 feet south of Wilkinson avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle and John J. Ferrara.

For Opposition: Herbert J. Ryan, Sigmund Rosenthal and Jacob Siegel.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(265-28-BZ)

WHEREAS, William F. Doyle, for Flostrand Realities, Inc., owner, filed, March 26, 1928, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises west side of Westchester avenue, 161.14 ft. south of Wilkinson avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 2, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Westchester avenue, Wilkinson avenue and Sands place are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered March 19, 1928 (re Applic. No. 842-27), reads:

"1. Erection of public garage for storage of more than five motor vehicles in business and residence district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story and cellar in height, with a frontage of 104.46 ft. and a depth of 116.36 ft. and 136.24 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board disregarded the question of hardship in this application; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7, subdivision g, and was therefore entitled to a variation; and

WHEREAS, the board deemed that the granting of this application under this basis of appeal will estop a further invasion of the street and shall not be held to be a commitment by this board of that street to prohibitive uses.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the structure shall not exceed in height one story above grade; that the rear and side walls shall be unpierced throughout their entire height and length; that the building shall be constructed fireproof throughout; that the exterior of the building on Westchester avenue front shall be finished with light-color face brick with architectural terra cotta or natural stone trimmings; that there shall be no advertising display of any nature or description, other than one projecting electric sign, located approximately at the center of the building on street front, and that all permits

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required shall be obtained within nine months and any work involved shall be completed within one year from the date of this action.

AREAS FIXED.

(482-28-BZ)

The chairman presented and read a communication from Herman Levine requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a motor vehicle repair shop and garage; premises 403-413 West 124th street, Borough of Manhattan.

The following area was approved by the board:

Both sides of West 124th street from Amsterdam avenue to a point 100 ft. east of Morningside avenue and the property at the rear and within 50 ft. of the side lot lines of the premises in question.

(713-28-BZ)

The chairman presented and read a communication from Thomas W. Nunley requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a gasoline service station; premises 76 Metcalfe street and 425 Vanderbilt avenue and east side of Targes street, Stapleton, Borough of Richmond.

The following area was approved by the board:

Both sides of Targes (Simonson place) street, from a point 100 ft. south of Vanderbilt avenue to a point 400 ft. north of premises in question; both sides of Metcalfe street from Vanderbilt avenue to a point 400 ft. northwest of premises in question; both sides of Vanderbilt avenue from a point 100 ft. west of Hillside avenue to a point 400 ft. east of premises in question.

Adjourned 3.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 2, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS

331-28-S.

PETITIONER—Joseph D. Nunan, Jr., for Studebaker Corporation of America, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—988-1000 Dean street and 895 Bergen street, Brooklyn.

APPEARANCES—

For Petitioner: Joseph D. Nunan, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 30, 1928, at 2 p. m., on request of petitioner.

391-28-S.

PETITIONER—L. E. Driver, for New York Dock Company, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—Warehouse No. 57, foot of Montague street, Brooklyn.

APPEARANCES—

For Petitioner: George Dougherty.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 30, 1928, at 2 p. m., on request of petitioner's representative.

398-28-S.

PETITIONER—Hermis Press Corporation (The Morning Telegraph), lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—814-826 Eighth avenue and 246 West 50th street, southeast corner, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 9, 1928, at 2 p. m., for final action.

99-28-S.

PETITIONER—Benham & Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—15 East 53rd street, Manhattan.

APPEARANCES—

For Petitioner: Earl Benham.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

442-28-S.

PETITIONER—Byrne & Bowman, for 64 West 48th Street Leasing Company, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—64-70 West 48th street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(442-28-S)

WHEREAS, Byrne & Bowman, for J. H. E. Realty Corp., owner, filed, May 14, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 64-70 West 48th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 23, 1928 (Order No. 35945-LD), reads:

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"1. Remove all articles and wares from hall, stairway, east side, first story. NOTE—Cigar stand. As per Rule 10, Board of Standards and Appeals, adopted February 23rd, 1927.";

and

WHEREAS, the building is fireproof, sixteen stories and pent house in height, 83 ft. 4 in. by 100 ft. 4½ in. in area; OCCUPIED: 1st story, store; upper stories, offices and tenant factories, approximately 60 persons per story; EQUIPPED with a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there is a cigar stand located in the easterly entrance hall on the first story; and

WHEREAS, petitioner contends that the cigar stand does not obstruct the passage of persons entering or leaving the building.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the petition be and it hereby is denied.

218-28-S.

PETITIONER—William F. Doyle, for Abraham Katz, owner.

SUBJECT—Variation of the labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—1793-1799 Jerome avenue, The Bronx.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(218-28-S)

WHEREAS, William F. Doyle, for Abraham Katz, owner, filed, March 12, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner and a decision of the superintendent of buildings, affecting premises 1793-1799 Jerome avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated February 15, 1928 (Order No. 32755-LD), reads:

"1. Extend the interior stairway at the north side of building to the roof, as per Section 270 of the Labor Law.";

and

WHEREAS, the decision of the superintendent of buildings, dated July 24, 1928, reads:

"Slip Application 930-28 is disapproved with the following objections, viz:

"1. Northerly stair does not extend to the roof.
"2. The number of stairs required by the Labor Law not provided on all floors.";

and

WHEREAS, the building is non-fireproof, two stories in height, 75 ft. by 75 ft. in area; OCCUPIED: 1st story, stores, 12 persons; 2nd story, printing and photo novelties 16 persons; EXITS: two interior concrete stairways, the southerly stairway extending from the first story to roof, the northerly stairway extending from first to second story, enclosed in fire-resisting partitions with fireproof doors at openings; ROOFS of adjoining buildings: 15 ft. lower at north, 2 ft. lower at south; and

WHEREAS, the petitioner claims that the northerly stairway is provided with a skylight over; that the occupancy is very light and the exits are adequate.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the northerly stairway, on condition that there shall be installed in the top stair hall a fixed double-rung iron ladder to scuttle in the roof, with egress from the roof to the building abutting at the south, on condition that the building shall be not increased in height or area and that the requirements of the labor law be complied with in all other respects.

296-28-S.

PETITIONER—M. J. Frank & Co., Inc., for Fifteen West Thirty-Ninth Street, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—15-19 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: E. A. Pollock and Samuel Kaufman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Absent 0

THE RESOLUTION—

(296-28-S)

WHEREAS, M. J. Frank & Co., Inc., for Fifteen West Thirty-Ninth Street, Inc., owner, filed, April 2, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 15-19 West 39th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 14, 1926 (Order No. 99027-LD), reads:

"1. Remove all partitions not built of incombustible material, as per sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, sixteen stories in height, 62 ft. 6 in. by 98 ft. 9 in. in area; OCCUPIED: ground floor, offices and salesroom, 25 persons; mezzanine, same occupancy, 15 persons; 2nd floor, manufacture of men's neckwear, 50 persons; 3rd floor, manufacture of hat frames, 40 persons; 4th, 5th, 6th, 7th, 8th, 9th, 10th and 11th floors, manufacture of ladies' hats, 60 persons per floor; 13th and 14th floors, offices, 15 persons per story; 15th floor, manufacture of ladies' hats, 40 persons; 16th floor, showroom and offices, 10 persons; pent house apartment, 2 persons; means of EGRESS consisting of two interior fireproof stairways, extending from the first story to the roof; partitions have been erected in the stair on the first story and on the mezzanine of wood, 7 ft. high; also wainscoting, approximately 7 ft. high, has been erected behind shelves on the first story; and

WHEREAS, petitioner contends that his lease expires in 1936; that the premises are equipped with a 100 per cent sprinkler system; that the store floor is entirely segregated from the public entrance or exits to any part of the building and from any portion of said building occupied by other tenants.

Resolved, that the order be and it hereby is affirmed, and that the petition be and it hereby is denied.

439-28-S.

PETITIONER—Samuel Rosenblum, for 16 East 52nd Street, Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

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PREMISES AFFECTED—16-20 East 52nd street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

-(439-28-S)

WHEREAS, Samuel Rosenblum, for 16 East 52nd Street Corp., owner, filed, May 10, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 16-20 East 52nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 7, 1927 (Order No. 28398-LD), reads:

"1. Enclose the accommodation stairway at east and west side of building at mezzanine and 1st story in partitions of fireproof material, all openings in same to be protected with approved fire doors, as per Section 270 of the Labor Law."

and

WHEREAS, the building is fireproof, fifteen stories in height, 75 ft. by 100 ft. 5 in. in area; OCCUPIED: 1st story, stores, 80 persons; 2nd to 8th stories, inclusive, show-rooms and factories, 60 persons each story; 9th to 15th stories, inclusive, offices, 60 persons each story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to the roof, enclosed in fireproof partitions with fireproof doors at openings; also a fireproof accommodating stairway, extending from cellar to second story, enclosed in fireproof partitions at cellar and second story, with fireproof doors, unenclosed at first and mezzanine stories; ROOFS of adjoining buildings: 6 stories lower at west and 13 stories lower at east; and

WHEREAS, the petitioner claims that the accommodating stairway was built when the building was erected and certificate of occupancy was issued which is still in force; that the stairway is used by one tenant who does no manufacturing; furthermore, that the stairway is shut off at top and bottom by fireproof enclosures.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted only on condition that the floor space through which these stairs pass shall remain in single tenancy, and that the opening at the cellar level shall be equipped with self-closing, fire-proof doors.

627-28-S.

PETITIONER—Sigmund Schuler, for Semon Bache & Co., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—636 Greenwich street, Manhattan.

APPEARANCES—

For Petitioner: Sigmund Schuler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Absent	0

THE RESOLUTION—

(627-28-S)

WHEREAS, Sigmund Schuler, for Semon Bache & Co., filed, July 20, 1928, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 636 Greenwich street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated July 5, 1928, read:

"Order No. 40346-LD:

"1. Enclose the interior stairway at the front of the building (Greenwich Street side) on the 1st story with partitions of fire resisting material, as per Section 271 of the Labor Law."

and

"Order No. 40347-LD:

"1. Remove the panic locks from all doors used for factory purposes on all floors leading to interior stairway at front of building (Greenwich Street), as per Section 272 of the Labor Law."

and

WHEREAS, the building is fireproof, eight stories (112 ft.) in height, 100 ft. 3 in. by 98 ft. 4 in. in area; OCCUPIED: 1st to 7th stories, inclusive, glass factory; 8th story, offices; 1st story, 21 persons; 2nd story, 11 persons; 3rd story, 19 persons; 4th story, 23 persons; 5th story, 29 persons; 6th story, none; 7th story, 30 persons; 8th story, 50 persons; EQUIPPED with a sprinkler system; EXITS: a fireproof stairway, extending from the first story to roof on the west side of the building, with EGRESS from the first story to Morton street; a non-fireproof stairway, enclosed from second story to roof in fireproof partition on the east side of the building, with EGRESS from Greenwich street on the first story through a corridor enclosed in partitions of plate glass; the doors to this stairway being equipped with panic bolts; a 45-degree fire escape in the rear court, extending from the roof to the first story, with EGRESS to the street through first story fireproof corridor; and

WHEREAS, petitioner requests permission to maintain panic bolts on the easterly stairway door and the glass enclosure in the first story of this stairway, and contends that there are two other standard means of egress and that the factory occupancy is non-hazardous, being glass cutting and silvering of mirrors.

Resolved, that the orders of the fire commissioner be and they hereby are affirmed, and that the petition be and it hereby is denied.

295-28-S.

PETITIONER—Shiman Bros. & Co., Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—234-242 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: Robert S. Tipping.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(295-28-S)

WHEREAS, Shiman Brothers & Co., Inc., for Sobel-Mirken Holding Corp., owner, filed, April 2, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 234-242 West 39th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered April 5, 1926 (Violation 1192-1926), reads:

"You are hereby notified that the building occupied as a storage, store and light mfg. and known as Number

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234-242 West 39th Street, in the Borough of Manhattan, in the City of New York, does not conform to Section 270 LABOR LAW of the Building Code, in the respects noted below:

"In that of having erected partitions of combustible material on first to tenth floors inclusive, contrary to Section 270 of the Labor Law.

"You are hereby directed to remove said partitions forthwith.";

and

WHEREAS, the building is fireproof, ten stories in height, 84 ft. 3 $\frac{3}{4}$ in. by 105 ft. in area; OCCUPIED as a tenant factory (mostly cloaks and suits), 30 persons per story; petitioner occupying the tenth story for manufacturing jewelry, 50 persons; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions constructed of combustible materials have been erected on the tenth story of the building; and

WHEREAS, petitioner contends that the 8 ft. high wood partitions in question form four small offices at the front of the building and that they do not interfere with the sprinkler system or with the exits of the building; and

WHEREAS, these partitions, separating exhibition booths within fireproof enclosed walls at the front of the building on the tenth story in single tenancy.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that these booths shall be located at the front of the building on the tenth story, located within a fireproof enclosed room, the entire floor in single tenancy and operation, on condition that the partitions shall not interfere with the operation of the sprinkler system.

440-28-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for 535 West 26th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—525-531 West 26th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(440-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for 535 West 26th Street Corp., owner, filed, May 11, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 525-531 West 26th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 3, 1928, reads:

"Order No. 12829-LD:

"1. Enclose both interior stairways with partitions of fire-resisting material on the 1st and 3rd stories, east and west stairways, as per Rule 2, Board of Standards and Appeals, adopted July 29, 1924.";

and

WHEREAS, the building is non-fireproof, four stories in height, 85 ft. by 92 ft. 4 in. in area; OCCUPIED: 1st story, manufacture of paper boxes, 23 persons; 2nd story, manufacture of iron novelties, 40 persons; 3rd story, dyeing,

10 persons; 4th story, repairing utensils, 8 persons; EQUIPPED with a sprinkler system; EXITS: two interior wood stairways, extending from the first story to roof, enclosed in wood partitions with wood doors at openings; two fire escapes on the front of the building, having non-fireproof openings along the course thereof, extending from the second story to top story, and counterbalanced stairway to sidewalk; ROOFS of adjoining buildings: four stories higher at east; three stories lower at west; and

WHEREAS, the petitioner claims that the dyeing establishment on the third story uses 10 gallons of fluid, consisting of carbon tetrachloride and gasoline in equal parts, each week; that there are four means of exit from each story of the building; furthermore, the petitioner contends that the hallway and the partitions surrounding the same are protected by sprinkler heads, and under rule 6 of the board the stairways of a four-story building are not required to be enclosed; and

WHEREAS, the building is equipped throughout with an approved sprinkler system.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that the stair hall enclosures of the first story, left loft side, shall be covered with fire-retarding material; that at no time shall the combustible material stored and maintained on the third story exceed ten gallons; that any openings on the stair hall enclosures, first story, shall be equipped with self-closing fireproof doors; that the building shall be not increased in height or area, and this variation is granted so long as conditions as to occupancy and use remain unchanged.

81-27-S.

PETITIONER—William F. Doyle, substituted for Thomas B. Leahy, for Birdco Realty Corp., owner.

SUBJECT—Variation of the labor law, as cited in a decision of the superintendent of buildings (previously denied).

PREMISES AFFECTED—48-56 West 48th street, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(81-27-S)

WHEREAS, Thomas B. Leahy, for Birdco Realty Corp., owner, filed, January 25, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 48-56 West 48th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered January 24, 1927, reads:

"1. Building is designed for 60 lbs. floor loads. 120 lbs. floor load required for factory use.

"2. Egress from interior stairways must be through a fireproof passageway direct to street.

"3. Area of glass in exterior windows must not exceed 720 sq. in. and said windows must be provided with self-closing devices.";

and

WHEREAS, the building is sixteen stories and mezzanine in height, 95 ft. by 100 ft. 5 in. in area; OCCUPIED as certified in Certificate of Occupancy No. 10866-1926: cellar,

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storage, 39 persons; 1st story, stores, 75 persons; mezzanine, offices, 48 persons; 2nd to 16th stories, offices, 75 persons per story; it is proposed to maintain on the 12th, 13th and 16th stories several persons mending and cleaning watches in conjunction with jewelry trade occupying building; the means of EGRESS consisting of two interior fireproof stairways, one stairway extending from the roof to the mezzanine floor with fireproof passageway along the mezzanine to street, the other stairway extending from the roof to the first story with egress from the termination through 12 ft. 6 in. wide corridor in the first story to street, there being plate glass windows opening into this corridor approximately 594 sq. in. in area with panels of leaded colored glass above; windows on the rear and side of the building are glazed with wire glass 806 sq. in. in area; there are show windows in the first story 6 ft. by 5 ft. 6 in.; the upper windows in the front are 7 sq. ft. in area; and

WHEREAS, since the erection of these premises the building has been occupied principally by the jewelry trade, employing one or two craftsmen in the conduct of work incidental to the sale and exchange of gems and the adjustment of watch works to watch cases.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, for a temporary period pending the expiration of the existing leases conducting such business, not to extend beyond 1931, on condition that the alleged manufacturing work extending throughout these premises, in small numbers, on either floor shall be restricted exclusively to the craftsmanship of the jewelry trade, such as setting and resetting of jewels and adjustment of watch works to watch cases; that the floors shall be posted not exceeding the present load, namely 60 pounds, and granted so long as the requirements of the certificate of occupancy as issued by the superintendent of buildings at the time of its completion shall be maintained.

429-28-S.

PETITIONER—Samuel Rosenblum, for 310 East 75th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—318-320 East 75th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Deputy

Chief Martin..... 4

Negative 0

Absent: Commissioner Connell..... 1

THE RESOLUTION—

(429-28-S)

WHEREAS, Samuel Rosenblum, for 310 East 75th Street Corp., owner, filed, May 8, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 318-320 East 75th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 11, 1927 (Order No. 28494-LD), reads:

"Arrange the fire escape at rear of building serving as a required means of exit to conform to Sec. 274 of the Labor Law.

"Defects noted as follows:

"1. No safe egress from termination of fire escape to street."

and

WHEREAS, the building is non-fireproof, five stories in height, 49 ft. 4 in. by 90 ft. in area; OCCUPIED for the manufacture of furniture and cabinets; 1st story, 5 persons; 2nd story, 24 persons; 3rd story, 10 persons; 4th story, 9 persons; 5th story, 7 persons; EQUIPPED with a

sprinkler system and a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to roof, enclosed in fire-retarding partitions with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the second story to the roof and counterbalanced stairs to yard, with EGRESS from the termination of the fire escape to open yard adjoining at west; ROOFS of adjoining buildings: same level at east and west; and

WHEREAS, the petitioner claims that there is no fence on west side of yard where egress may be had to yard adjoining at west which is under the same ownership and control; furthermore, the petitioner contends that there is a passageway through the adjoining premises at west on first story leading direct to the street; and

WHEREAS, the stairs empty into the adjoining yard with egress therefrom through enclosed passageway direct to the street; these premises and the two adjoining premises in single ownership.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that the partition enclosing passageway on the easterly side shall have the space between the studs filled with terra cotta blocks, covered with cement mortar, and that the ceiling shall be fire-retarded in accordance with the rules of the board of standards and appeals or fire-retarded with cement mortar on wire lath supported on "T" iron construction, and so long as these premises and the two adjoining premises shall remain in single ownership.

513-28-S.

PETITIONER—Sigmund Schuler, for Anna Cohen, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—1233 Second avenue, Manhattan.

APPEARANCES—

For Petitioner: Sigmund Schuler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(513-28-S)

WHEREAS, Sigmund Schuler, for Anna Cohen, lessee, filed, June 5, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1233 Second avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 5, 1928 (Order No. 35034-LD), reads:

"1. Extend the interior stairway to the roof, as per Sec. 271 of the Labor Law.

"2. Provide an additional means of egress from 1st story remote from existing exit. Sec. 271 of the Labor Law.

"3. Arrange the fire escape at rear of building serving as a required means of egress so that same will conform to Sec. 271 of the Labor Law and the rules of the Board of Standards and Appeals, adopted Feb. 23rd, 1927.

"Defects noted as follows:

"1. No stairway from top balcony to roof.

"2. No safe egress from termination of fire escape to street.

"3. No fire doors opening to balconies.

"4. Windows on course of fire escape not fireproof, self-closing."

and

MINUTES

WHEREAS, the building is non-fireproof, three stories (35 ft.) in height, 25 ft. by 105 ft. in area at first story and 25 ft. by 75 ft. in area above; OCCUPIED as a carpenter's shop, 10 persons per story; EXITS: an interior wooden stairway, extending from the first story to top story (with iron ladder leading to scuttle in roof), enclosed in wooden partitions with wood doors at openings; a fire escape on the rear of the building having unprotected openings along the course thereof, extending from the top story to the one-story extension roof, with EGRESS from the termination of the fire escape by means of drop ladder from extension roof to 10 ft. wide open driveway to street; there is also a proposed doorway from rear of first story to this driveway; ROOFS of adjoining buildings: one story lower to south; and

WHEREAS, petitioner proposes to provide a fixed iron ladder to the scuttle in the roof and to provide a gooseneck ladder from top balcony to fire escape to the roof; to provide fire windows along the course of the fire escape; a hooked ladder on roof of extension, and a door from rear of first story to driveway and requests the acceptance of the proposed means of egress.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to item 1, on condition that a double-rung iron ladder shall be provided from the top story to the scuttle in the roof; granted, as to item 2, on condition that the existing window at the rear of the first story shall be cut down, providing an open doorway to extend at the rear, first story, with egress by means of a 3 ft. 8 in. door to the yard to the north, with egress from the yard to Second avenue by means of covered driveway, both properties in the same ownership; granted, as to item 3, defect No. 1, on condition that a gooseneck ladder shall be provided from the top balcony to the roof; as to defect No. 2, on condition that a balcony, independent of roof construction, shall be provided at second story level connecting with property to the south; as to defects Nos. 3 and 4, on condition that at least one opening to fire escape on the second and third story shall be equipped with casement door; that the building shall be not increased in height or area, and this variation is granted so long as conditions as to occupancy and use remain unchanged.

421-28-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Yontiff L. Stern, et al., owners.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—244 Canal street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(421-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Yontiff L. Stern, et al., owners, filed, May 3, 1928, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 244 Canal street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated November 9, 1927, read:

"Order No. 28460-LD:

"1. Enclose the interior stairway in partitions of fire resisting material from floor to ceiling at 1st story with approved fire doors at all openings, as per rules of the Board of Standards and Appeals adopted February 23rd, 1927.

"2. Provide an unobstructed passageway around hoistway leading from the foot of the stairway at east side of building to the street, said passageway to be not less than 3' in width as per Section 272 of the Labor Law.";

and

"Order No. 28461-LD:

"1. Arrange the fire escape at front of building which serves as a required means of exit so that same will conform to Section 271 of the Labor Law and the rules of the Board of Standards and Appeals, adopted February 23rd, 1927.

"Defects noted as follows:

(a) Windows opening to fire escape not fireproof, self-closing.

(b) No fire doors opening to balconies provided.

(c) Stairways connecting balconies not at an angle of 60 degrees.

(d) No stairway from lowest balcony to ground.

(e) No steps to sills provided.";

and

WHEREAS, the building is non-fireproof, five stories in height, 23 ft. by 60 ft. 4 in. in area at first story and 23 ft. by 32 ft. in area above; OCCUPIED: 1st story, store and restaurant, 6 persons; 2nd and 3rd stories, machine shop, 2 persons each story; 4th story, metal spinning, 6 persons; 5th story, brass turning, 7 persons; EXITS: an interior wooden stairway, extending from the first story to roof, enclosed in wood partitions with wood doors at openings; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from the second story and drop ladder to sidewalk; ROOFS of adjoining buildings: same level at east and west; and

WHEREAS, the petitioner proposes to comply with all items of Order No. 28461-LD, except providing a counterbalanced stairway which, if provided, would decrease the light in store windows and obstruct the main entrance door; as to Order No. 28460-LD, item 1, the petitioner claims that the stairway is in the men's furnishing store, which occupancy is not one requiring the enclosure under the rules; as to item 2, that there is a wooden bulkhead platform about 7 ft. 2 in. above the floor on the first story and the requirement for a 3 ft. passageway, if provided, would destroy the use of the adjacent store; and

WHEREAS, there exists an unpierced partition substantially dividing the first story with the stairway in the easterly portion.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Order No. 28460-LD, item 1; granted, as to item 2, on condition that a substantial iron and steel platform bulkhead shall be substituted for the existing wooden bulkhead at entrance stair hall; granted, as to Order No. 28461-LD, only so far as it affects the counterbalanced stairway from the lowest balcony to ground, on condition that a drop ladder in guides shall be provided at both ends of the lowest balcony of the fire escape; that the building shall be not increased in height or area, and this variation is granted so long as conditions as to occupancy and use remain substantially unchanged.

428-28-S.

PETITIONER—Samuel Rosenblum, for 310 East 75th Street, Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

MINUTES

PREMISES AFFECTED—310-316 East 75th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn, restored to calendar and granted on condition.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(428-28-S)

WHEREAS, Samuel Rosenblum, for 310 East 75th Street Corp., owner, filed, May 8, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 310-316 East 75th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated November 11, 1927 (Order No. 28498-LD), reads:

"1. Arrange the fire escape at rear of building which serves as a required means of exit so that same will conform to Sec. 274 of the Labor Law and the rules of the Board of Standards and Appeals, adopted Feb. 23, 1927.

"Defects noted are as follows:

* * * * *

"3. No safe egress from termination of fire escape to street.";

and

WHEREAS, the building is non-fireproof, five stories in height, 100 ft. 8 in. by 60 ft. in area; OCCUPIED for the manufacture of mirrors, furniture, sashes, doors and pearl buttons: 1st story, 7 persons; 2nd story, 10 persons; 3rd story, 20 persons; 4th story, 19 persons; 5th story, 27 person; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to roof, enclosed in fire-retarding partitions with fireproof doors at openings; three fire escapes, one on the rear and two on the front of the building, having fireproof openings along the course thereof, extending from the second story to top story, with a counterbalanced stairs and drop ladder to sidewalk; the rear fire escape extending from ground to roof, with egress from termination of fire escapes to open yard adjoining at east; and

WHEREAS, the petitioner claims that there is no fence on east side of yard where egress may be had to yard adjoining at east which is under the same ownership and control; furthermore, the petitioner contends that there is also a passageway through the premises in question at the westerly end of first story leading direct to the street; and

WHEREAS, the stairs empty into the adjoining yard with egress therefrom through enclosed passageway direct to the street, these premises and the two adjoining premises in single ownership.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that the partition enclosing passageway on the easterly side shall have the space between the studs filled with terra cotta blocks covered with cement mortar, and that the ceiling shall be fire-retarded in accordance with the rules of the board of standards and appeals or fire-retarded with cement mortar on wire lath supported on "T" iron construction, and so long as these premises and the two adjoining premises shall remain in single ownership.

Adjourned 6.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

CONCRETE RULES

USE OF HYDRATED LIME IN CONCRETE

Adopted by the Board of Standards and Appeals, April 19, 1920, under Cal. No. 153-20-S.

The use of hydrated lime in all classes of concrete construction shall not be prohibited when used in accordance with the conditions hereinafter set forth.

The hydrated lime shall conform with the standard specifications for this material which have been adopted by the American Society for Testing Materials.

The maximum amount of hydrated lime which may be used shall conform with the following table, all weights given being the amount of lime which may be incorporated for each ninety-five pound bag of Portland cement.

1-1½-3 Mix, 4 pounds of hydrated lime per bag of cement.

1-2-4 Mix, 5 pounds of hydrated lime per bag of cement.

1-2½-5 Mix, 6 pounds of hydrated lime per bag of cement.

For hand mixed concrete, the hydrated lime and Portland cement shall be well mixed while dry.

Hydrated lime shall not be used in concrete which is to be deposited under water.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

THIRD QUARTERLY REPORT

CITY OF NEW YORK BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, CHAIRMAN
MUNICIPAL BUILDING

October 9, 1928.

HON. JAMES J. WALKER,
Mayor, New York City.

Sir:—I have the honor to submit for your information the Third Quarterly Report of the Board of Standards and Appeals, for the quarter ending September 30, 1928, which is set forth as follows:

CASES FILED AND PENDING, 1928

	A	BZ	S	SA	SR	M'L	T'L	GR. T'L
FILED 1928								
JANUARY	27	39	19	6	0	48	139	..
Restored	1	9	1	0	0	0	11	150
FEBRUARY	23	45	25	2	0	20	115	..
Restored	1	0	1	1	1	0	4	119
MARCH	37	43	21	4	0	38	143	..
Restored	1	6	5	1	0	0	13	156
APRIL	49	44	24	3	0	32	152	..
Restored	1	2	4	0	0	0	7	159
MAY	33	27	23	2	0	48	133	..
Restored	3	6	3	1	0	0	13	146
JUNE	30	35	22	5	0	33	125	..
Restored	1	3	0	0	0	0	4	129
JULY	21	17	18	3	0	36	95	..
Restored	0	6	2	1	0	0	9	104
AUGUST	15	31	16	4	0	0	66	..
Restored	0	0	0	0	0	0	0	66
SEPTEMBER	12	24	7	1	0	24	68	..
Restored	0	1	1	1	1	0	4	72
TOTAL	255	338	192	35	2	279	1101	1101
PENDING, 1927....	216	188	163	101	1	0	669	669
GRAND TOTAL ..	471	526	355	136	3	279	1770	1770

DISPOSITION

1928								
JANUARY	41	40	41	14	0	48	184	..
FEBRUARY	33	18	23	9	0	20	103	..
MARCH	29	39	35	1	1	38	143	430
APRIL	22	43	33	8	0	32	138	..
MAY	39	54	37	4	1	48	183	..
JUNE	33	24	21	13	0	33	124	445
JULY	30	59	41	11	0	36	177	..
AUGUST	0	0	0	0	0	0	0	..
SEPTEMBER	25	24	9	1	1	24	84	261
TOTAL	252	301	240	61	3	279	1136	1136
PENDING								
SEPT. 30, 1928....	219	225	115	75	0	0	634	634

Code: A—Appeals from Administrative Orders. BZ—Applications under Building Zone Resolution. S—Petitions for Variations of Labor Law. SA—Petitions for Approval of Appliances. SR—Petitions for Adoption of Rules. M'L—Miscellaneous Docket.

SUMMARY.

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	137
		Dismissed	67
		Denied	217
Cases filed up to September 30, 1928.....	757	Granted	2
		Granted on condition.....	370
		Appliances approved.....	38
Restored to calendar.....	65	Appliances dismissed, disapproved or withdrawn....	23
		Rules approved.....	3
		Rules disapproved or rescinded.....	0

(Continued on next page)

THIRD QUARTERLY REPORT

MISCELLANEOUS APPLICATIONS.

Requests to reopen.....	164
Requests to amend.....	34
Requests for modification.....	13
Requests to rescind.....	3
Requests for extension of time.....	29
Requests for extension of permit.....	8
Requests for mechanical installations.....	0
Requests for approval of plans.....	23
Administrative requests.....	0
Requests for interpretation.....	5
Total	1770
Disposed of.....	1136
Cases pending September 30, 1928.....	634

MISCELLANEOUS ACTIONS.

Requests to reopen granted.....	142
Requests to reopen denied.....	21
Requests to amend granted.....	33
Requests to amend denied.....	0
Requests for modification granted.....	10
Requests for modification denied.....	3
Requests to rescind granted.....	3
Requests to rescind denied.....	0
Requests for extension of time granted.....	27
Requests for extension of time denied.....	2
Requests for extension of permit granted.....	7
Requests for extension of permit denied.....	1
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	22
Plans disapproved.....	1
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	5
Requests withdrawn or dismissed.....	2
Total	1136

MONEYS RECEIVED

SUBSCRIPTIONS	1st QUAR.	2nd QUAR.	JULY	AUG.	SEPT.	TOTAL
To Bulletin.....	\$420.00	\$387.50	\$95.00	\$35.00	\$75.00	\$1,012.50
Cash Sales.....	134.35	100.37	16.60	15.20	25.30	291.82
Paid to Chamberlain.....	\$554.35	\$487.87	\$111.60	\$50.20	\$100.30	\$1,304.32

WILLIAM J. O'GORMAN, *Secretary.*

WILLIAM E. WALSH, *Chairman.*

RULES

FACTORY EXIT RULES ADOPTED FEBRUARY 23, 1927.

64-27-SR

STANDARD FACTORY EXITS

Section 1—Fire Escapes.

Rule 1. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level, one of the required means of exit or escape under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, labor law, and in addition thereto:

(1) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or center of stair tread, constructed of bars at least one-half ($\frac{1}{2}$) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grille work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half ($1\frac{1}{2}$) inch mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

(b) Any such fire escape erected prior to October 1, 1913, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be not less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees.

Rule 2. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, five stories or less in height, one of the required means of exit under Section 271 of the Labor Law may consist of an outside iron fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, Labor Law.

(b) Existing fire escapes shall comply with all the provisions of Section 274, Labor Law and in addition thereto

(1) The balconies shall be not less than 3 feet in width.

(2) The rails around balconies and well holes and on stairways shall be not less than 3 feet in height.

(3) Passageways on the balconies shall be not less than 14 inches in the clear.

(4) At least one opening to each balcony shall be a single fireproof casement door at least 2 feet wide and at least 6 feet in height, except that where the distance between the sill and lintel will not permit of an opening 6 feet in height, a casement door not less than 4 ft. 6 in. in height will be permitted.

RULES

Rule 3. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided.

Such fire doors may be at window sill level if fixed iron step at least two feet wide, with risers not exceeding eight (8) inches, and treads not less than eight (8) inches are provided on the inside from floor level to sills properly secured.

Rule 4 (a) Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.

(b) A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

Rule 5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Section 2—Enclosure of Factory Stairways.

Rule 6. Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty-five persons employed above the second story, all interior stairways, serving as required means of exit, and the landings, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible, and sprinkler	Contents non-combustible, and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairway Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

The term "story" as used above means that part of a building between any floor and the floor or roof next above;—the first story is that part of a building which is more than 50 per cent above the floor below and the floor next above the curb or average grade level.

Where the stairway extends to the top floor of the building, such partitions shall extend to the under side of the roof boarding. That portion of the under side of the roof beams within the stair enclosure shall be covered with fire resisting material, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the under side of the roof.

Where the stairway is required to extend to the roof, the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof with louvres or ventilators, or exterior windows with ventilating sections at the top floor.

All openings in such partitions shall be provided with approved self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, will be accepted as a compliance with this rule when both sides of the fire wall or walls are occupied on any factory floor by the same occupant.

Rule 7. Where there are occupancies on any story or part of a story involving the storage or use below the top story of the following materials and exceeding the amount specified, and there are more than 5 persons employed at manufacturing above such occupancy, the interior stairway serving as required means of egress shall be enclosed on that story with fire resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 lbs.

Volatile inflammable oils, 1 gal.

Volatile inflammable mixtures, 5 gals.

Combustible mixtures, 10 gals.

Paints, varnishes and lacquers, 10 gals.

Upholstering or mattresses, manufacturing or repairing

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupancies as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

Rule 8. Required Exits and Enclosures of Stairways in Two-story Factory Buildings.

1. Required Exits.—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law, or rule 2 of these rules. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when sill is more than 8 inches above the floor level; and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof, except on the front of buildings.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Rule 9. Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part

RULES

of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 7 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

Rule 10. Storage of Combustible Material Within Factory Stairway Enclosures.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.

Section 3—Safe Egress from Roofs of Factory Buildings.

Rule 11. Interior stairways serving as required means of exit in factory buildings erected after October 1, 1913, and not exceeding five stories in height, and in buildings erected before October 1, 1913, now occupied or to be occupied as a factory, shall not be required to extend to the roof where there is no safe egress from the roof, under Sections 270, 271 and 272, Labor Law.

(a) When the roofs, or the top of the parapet wall of an adjoining building are more than eight feet below or more than five feet above the top of the parapet wall of the building in question, and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where any outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings five feet above the roof or parapet wall of the building in question.

(b) When the roof of the building in question has a pitch exceeding one foot in six feet of horizontal run.

Rule 12. (a) When there is no safe egress from the roof, as above described, there shall be in all cases at least a double-rung ladder at the top of the interior stairway, and within the interior stairway enclosure when stairway is enclosed. Such ladder shall be at least 18 inches in width and shall be properly secured at top and bottom. The ladder shall lead to a scuttle opening not less than 2 feet by 3 feet or be of such additional area as may be required to provide ample head room. The scuttle cover shall be hinged and of light weight construction, or be counter-balanced. An easily operated hook may be provided on scuttle cover.

(b) Where the stair bulkhead door opens within 10 feet from the open edge of the roof, an iron railing properly braced at least 3 feet high and at least 10 feet long shall be provided at the edge of roof.

SUBSTANDARD FACTORY EXITS.

Section 4—Fire Escapes.

Rule 13. When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) Fire Escapes.—All substandard fire escapes on factory buildings shall be maintained structurally safe, properly painted, and with the openings leading thereto, kept in good repair.

In lieu of a counter-balanced stairway, a drop ladder in guides with a back-drop gravity hook may be provided.

The drop ladder shall be of sufficient length to reach from the lowest balcony to the ground or safe landing place, with a passageway opening cut in the balcony rail, which rail shall be properly braced.

When such substandard fire escapes are located in a court, side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yards, or the lowest balcony may be connected to an adjoining fire escape, exterior stairway, to the roof of adjoining extensions, or other means of egress satisfactory to the authorities having jurisdiction.

Substandard fire escapes shall be kept clear of all obstructions, shall not be used for fire drills, and shall not be considered as a basis for increase in occupancy.

Section 5—Stairways and Bridges.

Rule 14.—Interior Stairways.—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unobstructed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed. An easily operated panic bolt or other similar device may be installed at street exit door.

Rule 15.—Exterior Screened Stairways.—Exterior screened stairways not serving as a required means of egress shall be maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed, and egress from termination shall be provided as required for substandard fire escapes in subdivision a.

Rule 16.—Horizontal Bridges.—Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted, and access thereto, and all passageways thereof shall be maintained unobstructed.

Rule 17. No sign of any character shall be placed at openings leading to these sub-standard exits.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	146
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		Granted	2
		Granted on condition.....	388
		Appliances approved.....	38
		Appliances dismissed, disapproved or withdrawn....	23
		Rules approved.....	3
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	167	Requests to reopen granted.....	145
Requests to amend.....	34	Requests to reopen denied.....	21
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Requests to rescind.....	3	Requests to amend denied.....	0
Requests for extension of time.....	30	Requests for modification granted.....	10
Requests for extension of permit.....	9	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	3
Requests for approval of plans.....	23	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	28
Requests for interpretation.....	5	Requests for extension of time denied.....	2
Total	1782	Requests for extension of permit granted.....	8
Disposed of.....	1173	Requests for extension of permit denied.....	1
Cases pending October 3, 1928.....	610	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	23
		Plans disapproved.....	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	5
		Requests withdrawn or dismissed.....	2
		Total	1173

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First. That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second. That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third. That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth. That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth. That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth. That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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OCTOBER 16, 1928

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No. 42

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, October 9, 1928, 10 a. m.

Minutes of Regular Meeting, October 9, 1928, 2 p. m.

Notice of Public Hearing on Amendments to Fuel Oil Rules.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, October 16, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, October 23, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to October 10, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
778-28-SA.....	F.D.....	Tabor Automatic Oil Heater Type D, Appliance
777-28-BZ.....	B.B.M....	501-505 Isham st., Man., N. B. 486-28
776-28-BZ.....	F.D.....	Southeast corner of Conduit blvd. & Liberty ave., Bklyn., Alt. 3198-28
775-28-SA.....	F.D.....	Marvel Oil Burner, Appliance
774-28-A.....	F.D.....	6501-6505 13th ave., Bklyn., C-18919
773-28-BZ.....	B.B.Bx...	40 West Kingsbridge rd., Bx., N. B. 1898-28
772-28-BZ.....	B.B.M....	136-138 E. 41st st., Man., Alt. 2119-28
771-28-S.....	B.B.M....	558 Madison ave., Man., Decision
770-28-A.....	F.D.....	43-63 Meadow st., Bklyn., Alt. 523-28
769-28-BZ.....	B.B.Bx...	Northeast corner of Goble pl. & Macombs rd., Bx., N. B. 1927-28
768-28-BZ.....	B.B.B....	206 Ocean Parkway, Bklyn., Applic. 6243-28
767-28-BZ.....	F.D.....	279-285 E. 233rd st., Bx., Alt. 3439-28
766-28-BZ.....	B.B.B....	822-838 East New York ave., Bklyn., Applic. 11525
765-28-SA.....	F.D.....	Kenka Oil Burner, Appliance

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, OCTOBER 16, 1928, AT 2 P. M.

Building Zone Cases.

133-28-BZ.

APPLICANT—340 West 57th Street Corp., owner.
PREMISES—229-235 East 85th street, Manhattan.
APPLICATION, under sections 7e and 21 of the building
zone resolution,
TO PERMIT in a business district the erection and main-
tenance of a garage for the storage of more than
five (5) motor vehicles.

540-28-BZ.

APPLICANT—J. G. Shea, for Martin Lindky and Arthur
T. Doyle, owners.

PREMISES—70-01 36th avenue and 35-41 Kittay street
(Sprague street), northeast corner, Woodside, Bor-
ough of Queens.

APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT the erection of a garage for more than five
(5) motor vehicles in a residence district.

894-28-BZ.

APPLICANT—Harry B. Kelter, for Max Epstein, owner.
PREMISES—16221 Willets Point boulevard and 15-02
Utopia parkway, southwest corner, Whitestone, Bor-
ough of Queens.

APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station and a motor
vehicle repair shop.

369-28-BZ.

APPLICANT—Charles Kreymborg and Son, for Lojo
Realty Co., Inc., owner.

PREMISES—110-118 East 157th street and 745-759 Gerard
avenue, southwest corner, The Bronx.

APPLICATION, under sections 7b and 7c of the building
zone resolution,
TO PERMIT in a residence district, extending from a busi-
ness district, the erection of an apartment house
with stores on the first story.

1059-26-BZ.

APPLICANT—The John C. Wandell Co., for Sara G.
Thomas, owner.

PREMISES—153-10 to 153-16 Kissena road, northwest
corner of West avenue, Flushing, Borough of
Queens.

APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station (previously
withdrawn).

557-28-BZ.

APPLICANT—William R. White, for Richard Carroll,
Inc., owner.

PREMISES—2717 Reservoir avenue, The Bronx.

APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a residence district the erection and main-
tenance of sixteen (16) one-car garages and a
gasoline service station.

461-28-BZ.

APPLICANT—Edward L. Kelly, for Lewol Realty Corp.,
owner.

PREMISES—533-543 Glenmore avenue and 241-245 Van
Sicklen avenue, northeast corner, Brooklyn.

APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

477-28-BZ.

APPLICANT—John J. Dunnigan, for The Roman Catholic
Church of The Holy Spirit, owner.

PREMISES—Southwest corner of Burnside avenue and
Grand Concourse, The Bronx.

APPLICATION, under sections 7c and 21 of the building
zone resolution,
TO PERMIT, partly in a business district and partly in a
residence district, the erection and maintenance of a
business building (stores).

CALENDAR

499-28-BZ.

APPLICANT—William P. Thomas, for Farlow Associates, Inc., owner.

PREMISES—Southeast corner of Undercliff avenue and West 175th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

500-28-BZ.

APPLICANT—William P. Thomas, for Fort Lee Ferry Garage, Inc., owner.

PREMISES—Northwest corner of Bailey avenue and West Kingsbridge road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

501-28-BZ.

APPLICANT—William P. Thomas, for Patrick J. Murphy, owner.

PREMISES—Southwest corner of Cedar avenue and West Tremont avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

OCTOBER 16, 1928, 10 A. M.

Appeals from Administrative Orders.

263-28-A—648 Broadway, Manhattan.

278-28-A—648 Broadway, Manhattan.

290-28-A—146-150 West 34th street and 141-153 West 33rd street, Manhattan.

430-28-A—87-15 Britton avenue, northwest corner of Elbertson street, Jackson Heights, Borough of Queens.

437-28-A—615-627 West 49th street and 624-628 West 50th street, Manhattan.

464-28-A—2109-2125 Westbury Court, Brooklyn.

465-28-A—850 ft. south of Goethal Bridge and 6,000 ft. east of Arthur Kill, Borough of Richmond.

468-28-A—544-546 West 43rd street, Manhattan.

469-28-A—124 Bleecker street, Manhattan.

552-28-A—880-890 Columbus avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 16, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 178-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Rosenson & Lorence, applicants, on behalf of Charles Uhlinger, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2-6 Herbert street and 153-159 Richardson street, Brooklyn.

CAL. NO. 569-27-BZ—Application, May 20, 1927, under sections 7g and 21 of the building zone

resolution, of William F. Doyle, applicant, on behalf of Delaney & Otten Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southeast corner of Fourth avenue and 12th street, Brooklyn.

CAL. NO. 540-27-BZ—Application, May 16, 1927, under sections 7g and 21 of the building zone resolution, of F. Matthew Buermann, applicant, substituted for Henry J. Nurick, on behalf of Abraham Goldinger, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises 725-727 Bedford avenue, Brooklyn.

CAL. NO. 1237-27-BZ—Application, April 24, 1927, under sections 7g and 21 of the building zone resolution, of Kate Ruchlis and Israel Berkenfeld, applicants and owners, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

CAL. NO. 29-28-BZ—Application, January 13, 1928, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Isidor Dunitz, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1952-1956 Eastern Parkway Extension, east side, 5 ft. 1½ in. north of Truxton street, Brooklyn.

CAL. NO. 198-28-BZ—Application, March 3, 1928, under sections 7c and 21 of the building zone resolution, of Walter Pfaendler, applicant, on behalf of Lantic Corporation, owner, to permit in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles; premises 505-517 Pacific street, northeast corner of Third avenue, Brooklyn.

CAL. NO. 231-28-BZ—Application, March 15, 1928, under section 21 of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of James Macbeth, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-44 Sutphin boulevard), Jamaica, Borough of Queens.

CAL. NO. 276-28-BZ—Application, March 28, 1928, under section 21 of the building zone resolution, of Palmer H. Ogden, applicant, on behalf of Canabbe Holding Corp. and 31st Street Holding Corp., owners, to permit in a two times height district the erection of the street wall of a building to a height exceeding the limit set by the zone resolution; premises 142-

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162 West 31st street and 371-377
Seventh avenue, southeast corner, Man-
hattan.

CAL. NO. 300-28-BZ—Application, April 3, 1928, under sec-
tion 21 of the building zone resolu-
tion, of Edward F. Fox, applicant, on
behalf of Tilles & Haves, Inc., owner,
to permit in a business district the erec-
tion and maintenance of a gasoline ser-
vice station; premises 109-57 to 109-65
Cross Island boulevard (206th street),
southeast corner of Hollis avenue,
Bellaire, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 18, 1928, 2 P. M.

Petitions for Variations.

- 69-28-S—237-245 West 35th street, Manhattan.
- 488-28-S—1440 Broadway, Manhattan.
- 525-28-S—20-26 West 36th street, Manhattan.
- 529-28-S—1275-1291 Broadway, 100-126 West 33rd street
and 101-135 West 32nd street, Manhattan.
- 545-28-S—647 Broadway, Manhattan.
- 549-28-S—3302-3320 Anable avenue, Long Island City, Bor-
ough of Queens.
- 551-28-S—880-890 Columbus avenue, Manhattan.
- 555-28-S—57-61 West 38th street, Manhattan.
- 636-28-S—342-346 Seventh avenue and 201-203 West 29th
street, northwest corner, Manhattan.
- 637-28-S—259-261 West 30th street, Manhattan.
- 380-28-S—700-728 Brook avenue, east side, 40 ft. south of
East 156th street, The Bronx.
- 512-28-S—3801-3809 Queens boulevard, Long Island City,
Borough of Queens.
- 403-28-S—253-255 West 27th street, north side, 590 ft. 8 in.
west of Seventh avenue, Manhattan.

Appliances Submitted for Approval.

- 404-28-SA—Signal Engineering Sprinkler Alarm Panel,
approval of.
- 511-28-SA—Genuine Detroit, Type "S," Anti-Syphon
Valve, approval of.

FRIDAY, OCTOBER 19, 1928, AT 2 P. M. SPECIAL MEETING.

Rules.

- 217-21-SR—Fuel Oil Rules, amendments to.

CALL OF CLERK'S CALENDAR TUESDAY, OCTOBER 23, 1928, AT 2 P. M.

Building Zone Cases.

- 523-28-BZ.
APPLICANT—Emil Guterman, for Herman Schlossman,
owner.
PREMISES—16806-16808 Union Turnpike, south side,
40.22 ft. east of 168th street (Ackroyd avenue),
Hillcrest, Borough of Queens.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.
- 533-28-BZ.
APPLICANT—John Caldwell Myers, for Gilt Edge Corp.,
owner.

PREMISES—2245 Grand Concourse, west side, 97.02 ft.
north of East 182nd street, The Bronx.
APPLICATION, under section 21 of the building zone
resolution,

TO PERMIT in a residence district the erection and main-
tenance of a building to be occupied as stores on
the first story and as dwellings above.

546-28-BZ.

APPLICANT—John J. Dunnigan, for Harris Lubelsky,
owner.

PREMISES—2810 Westchester avenue, east side, 133.40 ft.
north of Middletown road, The Bronx.

APPLICATION, under section 21 of the building zone
resolution,

TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

547-28-BZ.

APPLICANT—John J. Dunnigan, for F. Billotto, owner.
PREMISES—3534 Holland avenue, east side, 59.31 ft.
north of East 211th street, The Bronx.

APPLICATION, under section 21 of the building zone
resolution,

TO PERMIT in a residence district the alteration and con-
version of an existing dwelling to a business use
(store) on the basement story.

*548-28-BZ.

APPLICANT—John J. Dunnigan, for Samuel Thau, owner.
PREMISES—2548 White Plains avenue, The Bronx.

APPLICATION, under section 21 of the building zone
resolution,

TO PERMIT in a business district the change of occupancy
of an existing building to a motor vehicle repair
shop.

217-28-BZ.

APPLICANT—Henry J. Nurick, for Abraham J. Bern-
stein and Jacob Bernstein, owners.

PREMISES—1006-1010 Broadway, Brooklyn.

APPLICATION, under sections 7e and 21 of the building
zone resolution,

TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

279-28-BZ.

APPLICANT—Egan & Ittelson, for Stephen-Thouret Hold-
ing Co., Inc., owner.

PREMISES—206-210 West 77th street, Manhattan.

APPLICATION, under sections 7e and 21 of the building
zone resolution,

TO PERMIT in a business district the erection and main-
tenance of a garage for the storage of more than
five (5) motor vehicles.

360-28-BZ.

APPLICANT—Alfred J. Boulton, for Samuel Mazzarell
and Angelina Mazzarell, owners.

PREMISES—2303-2311 Gravesend avenue, east side, 121.5
ft. north of Gravesend Neck road, Brooklyn.

APPLICATION, under sections 7e and 21 of the building
zone resolution,

TO PERMIT in a business district the erection and main-
tenance of a garage for the storage of more than
five (5) motor vehicles.

393-28-BZ.

APPLICANT—Charles M. Carnelli, for Catherine Geog-
hegan, owner.

PREMISES—404 13th street, south side, 147.50½ ft. east
of Seventh avenue, Brooklyn.

APPLICATION, under section 21 of the building zone
resolution,

CALENDAR

TO PERMIT in a residence district the change of occupancy from a storage warehouse to a wet wash laundry.

422-28-BZ.

APPLICANT—A. L. M. Development Corp., owner.

PREMISES—1817-1819 Avenue M, Brooklyn.

APPLICATION, under sections 7b, 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a theatre building.

534-28-BZ.

APPLICANT—William H. Bulkley, for Joseph A. Palma, owner.

PREMISES—5869 Amboy road, north side, 550 ft. from Foster avenue, Princes Bay, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for more than five (5) motor vehicles and a gasoline service station.

738-28-BZ.

APPLICANT—Frank Wall, for Southfield Coal and Ice Co., Inc., owner.

PREMISES—East side of North Railroad avenue, between Liberty and Buel avenues, Dongan Hills, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of silos for the storage and distribution of coal.

OCTOBER 23, 1928, 10 A. M.

Appeals from Administrative Orders.

415-28-A—102-110 Attorney street, Manhattan.

417-28-A—263-281 Seventh avenue, 165-173 West 25th street and 158-162 West 26th street, Manhattan.

436-28-A—714-722 Metropolitan avenue, Brooklyn.

458-28-A—64 West 48th street (14th floor), Manhattan.

476-28-A—235-245 Sixth avenue and 109 West 15th street, Manhattan.

483-28-A—218 East 28th street, Manhattan.

489-28-A—614-616 West 49th street, Manhattan.

493-28-A—248-67 62nd avenue (Clinton avenue), west side, 800 ft. from East Alley road, Douglaston, Borough of Queens.

504-28-A—425-447 Coney Island avenue, Brooklyn.

505-28-A—206-208 West 43rd street, Manhattan.

506-28-A—2406-2424 86th street, Brooklyn.

520-28-A—3201 Queens boulevard, northeast corner of 32nd place, Long Island City, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 23, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 139-28-BZ—Application, February 14, 1928, under section 21 of the building zone resolution, of The Grace Club, Inc., applicant and owner, to permit, partly in a business district and partly in a residence district, the maintenance of a building

occupied as a restaurant on the basement story; premises 147-151 East 21st street, Manhattan.

CAL. NO. 160-28-BZ—Application, February 24, 1928, under section 21 of the building zone resolution, of Edward J. Bausch, applicant, on behalf of Philip Sachs, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Margaret place (Trotting Course lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

CAL. NO. 309-28-BZ—Application, April 4, 1928, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of B. M. Maltz & Sons, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2323-2331 Flatbush avenue, northeast corner of Utica avenue, Brooklyn.

CAL. NO. 177-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Nathan Adelman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 224 Humboldt street, southeast corner of Scholes street, Brooklyn.

CAL. NO. 341-28-BZ—Application, April 12, 1928, under sections 7a, 7b, 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Nathan Levy, owner, to permit the extension, from a business district into a residence district, of an existing business building; premises 771-773 East Tremont avenue, north side, 100.18 ft. east of Prospect avenue, The Bronx.

CAL. NO. 268-28-BZ—Application, March 27, 1928, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Henry C. Behrens, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 878-886 Gravesend avenue, west side, 160 ft. south of Avenue F, Brooklyn.

CAL. NO. 407-28-BZ—Application, April 30, 1928, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Mere Holding Corp., owner, to permit the extension, from a business district into a residence district, of a proposed business building (stores); premises west side of Morrison avenue, 100 ft. south of Westchester avenue, The Bronx.

CAL. NO. 267-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of Joseph D. Nunan, Jr., applicant, on behalf of I. & D. Realty Corp., owner, to permit in an "E" area and residence district the erection and maintenance of attached private residences omitting the

CALENDAR

side yard required under the building zone resolution; premises southeast corner of Reeds lane and Coles lane and southeast corner and southwest corner of Central place and Coles lane, Far Rockaway, Borough of Queens.

CAL. NO. 292-28-BZ—Application, April 2, 1928, under section 21 of the building zone resolution, of Morris M. Polansky, applicant, on behalf of Abraham Scher, owner, to permit in a residence district the erection and maintenance of a building to be used as a store on the first story and as dwellings above; premises 4430 Seton avenue, east side, 275.07 ft. north of Nereid avenue, The Bronx.

CAL. NO. 305-28-BZ—Application, April 3, 1928, under section 21 of the building zone resolution, of Rosenson & Lorence, applicants, on behalf of Causeway Boulevard Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 160-46 to 160-54 Woodhaven boulevard and 92-09 to 92-15 161st avenue (Grimm avenue), northwest corner, Howard Beach, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 23, 1928, 2 P. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, October 23, 1928, at 2 o'clock, in Room 1013, Municipal Building,* on the following matters:

CAL. NO. 240-28-BZ—Application, March 20, 1928, under sections 7a and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Geraldine Norton, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3502 Far Rockaway boulevard, 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

CALL OF CLERK'S CALENDAR TUESDAY, OCTOBER 30, 1928, 2 P. M.

Building Zone Cases.

470-28-BZ.

APPLICANT—Alfred McCoy, for Anna McCoy, owner.
PREMISES—Southwest corner of Rockaway boulevard and 149th street, South Ozone Park, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

526-28-BZ.

APPLICANT—James W. Byrnes, for Stefano Lopicollo, owner.

PREMISES—Southeast corner of Nassau boulevard and 174th street, Flushing Heights, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

553-28-BZ.

APPLICANT—J. W. Cytryn, for Cono Liguori, owner.
PREMISES—224 Essex street, Brooklyn.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT the extension, from an unrestricted district into a residence district, of a proposed extension to an existing laundry building.

204-28-BZ.

APPLICANT—Philip Tague, owner.

PREMISES—167-171 Washington avenue, east side, 80 ft. north of Myrtle avenue, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

347-28-BZ.

APPLICANT—McCooey & Conroy, for Samuel Koff, owner.

PREMISES—1293-1311 Gravesend avenue, northeast corner of Bay Parkway, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

214-28-BZ.

APPLICANT—Frank Fredel, for Gerfree Realty Co., owner.

PREMISES—1338-1350 East 2nd street, west side, 100 ft. north of Avenue M, and 1483-1485 Gravesend avenue, east side, 100 ft. north of Avenue M, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

578-28-BZ.

APPLICANT—Kleinert & Klie, for Florence Cohn, owner.

PREMISES—1419-1423 Broadway, east side, 40 ft. south of Woodbine street, Brooklyn.

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APPLICATION, under section 7c of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.

256-28-BZ.

APPLICANT—Philip Steigman, for Leviathan Holding Co., Inc., owner.

PREMISES—1601 University avenue, northwest corner of West 174th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy of the first story of an apartment house from dwelling use to stores.

361-28-BZ.

APPLICANT—1325 Madison Avenue Corp., owner.

PREMISES—341 Lexington avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy in part from residence to a business use.

643-28-BZ.

APPLICANT—John J. Curtin, for Reylex Corp., lessee (67 year lease).

PREMISES—399-413 Lexington avenue, 139-143 East 42nd street and 130-140 East 43rd street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a one and one-half times height district and partly in a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the building zone resolution.

384-28-BZ.

APPLICANT—John Morrison and Marie Morrison, owners.

PREMISES—2737 27th street, east side, 186 ft. north of 30th avenue (also known as 20 Cooper street), Astoria, Borough of Queens.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the alteration and extension in area and height of a dry cleaning factory building.

OCTOBER 30, 1928, 10 A. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

521-28-A—West side of 121st street (Spruce street), 250 ft. south of Jamaica avenue, Richmond Hill, Borough of Queens.

544-28-A—53-57 West 14th street and 54-56 West 15th street, Manhattan.

550-28-A—309-311 East 22nd street, Manhattan.

569-28-A—1005 East 180th street, The Bronx.

570-28-A—2137 Boston road, The Bronx.

633-28-A—62 Orchard street, Manhattan.

635-28-A—Southwest corner of Smith street and Sigourney street, Brooklyn.

639-28-A—2000-2010 Broadway and 121-125 West 68th street, northeast corner, Manhattan.

498-28-A—8907-8917 Metropolitan avenue and 8944 Central avenue (Cooper avenue), Middle Village, Borough of Queens.

456-28-A—247-251 Third avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 30, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 108-28-BZ—Application, February 3, 1928, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of 4510 Broadway Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1550 Jerome avenue, east side, 241.79 ft. south of Mount Eden avenue, The Bronx.

CAL. NO. 327-28-BZ—Application, April 7, 1928, under sections 7c, 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Necara Holding Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and showroom; premises 8124-8202 18th avenue, Brooklyn.

CAL. NO. 377-28-BZ—Application, April 20, 1928, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Valley Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 998 Sound View avenue, The Bronx.

CAL. NO. 382-28-BZ—Application, April 23, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Abe Schiller, owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a gasoline service station; premises 22601-22605 Northern boulevard (Jackson avenue), northeast corner of 226th street, Bayside, Borough of Queens.

CAL. NO. 389-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Minnie Weber, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2385-2393 Utica avenue, Brooklyn.

CAL. NO. 406-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Anna Stanaitis, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 53-16 to 53-20 Metropolitan avenue and 301-305 Grandview avenue, northeast corner, Ridgewood, Borough of Queens.

CAL. NO. 438-28-BZ—Application, May 10, 1928, under sections 7c and 21 of the building zone resolution, of Morris & Morris, applicants, on behalf of Francis Rosenthal,

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owner, to permit in a residence district the erection and maintenance of a business building; premises 8202-8212 20th avenue and 1984 82nd street, southwest corner, Brooklyn.

CAL. NO. 362-28-BZ—Application, April 18, 1928, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of S. & L. Building Corp., owner, to permit in a residence district, extending from a business district, an alteration and change of a portion of the basement story from storage to a business occupancy; premises 2665 Grand Concourse, northwest corner of East Kingsbridge road, The Bronx.

CAL. NO. 364-28-BZ—Application, April 19, 1928, under section 21 of the building zone resolution, of Levy & Berger, applicants, on behalf of Carolyn Miller, owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 5720-5728 Kings Highway, northeast corner of East 57th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 30, 1928, 2 P. M.

Petitions for Variations.

- 308-28-S—19 Park place and 16 Murray street, Manhattan.
- 319-28-S—235-247 East 45th street, north side, 100 ft. west of Second avenue, Manhattan.
- 508-28-S—268-270 West 125th street and 267-269 West 124th street, Manhattan.
- 331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.
- 391-28-S—Foot of Montague street, Warehouse No. 57, Brooklyn.
- 147-28-S—128-134 West 30th street, Manhattan.
- 420-28-S—68-72 Washington street and 44 West street, Manhattan.
- 457-28-S—247-251 Third avenue, Manhattan.

Appliances Submitted for Approval.

- 443-28-SA—Kres-Kno Oil Burner, approval of.
- 427-28-SA—Arco Metal Pipe, approval of.
- 515-28-SA—Jenkins 4 in. Swing Check Valve, approval of.
- 516-28-SA—Jenkins 6 in. Swing Check Valve, approval of.
- 517-28-SA—Jenkins 8 in. Swing Check Valve, approval of.
- 697-28-SA—Acme Fire Alarm Signal System, approval of.

NOVEMBER 7, 1928, 10 A. M.

Appeals from Administrative Orders.

- 379-28-A—1556-1560 Broadway and 157-165 West 46th street, Manhattan.
- 228-28-A—805-821 St. Marks avenue, Brooklyn.
- 302-28-A—259-273 Tenth avenue and 502 West 26th street, Manhattan.
- 303-28-A—58-72 Wallabout street, Brooklyn.

- 306-28-A—720 Brook avenue, The Bronx.
- 307-28-A—1700-1710 Andrews avenue, The Bronx.
- 328-28-A—560-562 Broadway, Manhattan.
- 353-28-A—10-40 Flatbush avenue, Brooklyn.
- 354-28-A—216-218 West 30th street, Manhattan.
- 355-28-A—1080-1086 Continental avenue, west side, north of Harvest to Ibis street, Forest Hills, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 7, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 211-28-BZ—Application, March 8, 1928, under section 21 of the building zone resolution, of William A. Schroeder, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.

CAL. NO. 395-28-BZ—Application, April 25, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Weis Buck Garage Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1139 Prospect avenue and 153 Terrace place, northeast corner, Brooklyn.

CAL. NO. 435-28-BZ—Application, May 9, 1928, under sections 21 and 7c of the building zone resolution, of Edward P. Doyle, applicant, on behalf of James P. Walsh, owner, and Pancliff Holding Corp., lessee, to permit in a residence district, extending from a business district, the alteration and conversion of a dwelling into a store and dwelling; premises 141 West 69th street, Manhattan.

CAL. NO. 441-28-BZ—Application, May 12, 1928, under section 21 of the building zone resolution, of Corn-Kelly Corp., applicant and owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises 501-529 Avenue P, north side, between East 5th street and Ocean Parkway, Brooklyn.

CAL. NO. 451-28-BZ—Application, May 17, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alexander Ginsburg, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1969-1979 Cropsey avenue and 8796-8818 20th avenue, northwest corner, Brooklyn.

CAL. NO. 460-28-BZ—Application, May 18, 1928, under section 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of Reuben Schwartzberg, owner, to permit in a business district the change of occupancy of an existing garage for the storage of five (5) motor vehicles

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to a motor vehicle repair shop; premises
1073 Willoughby avenue, Brooklyn.

WILLIAM E. WALSH, Chairman.

NOVEMBER 13, 1928, 10 A. M.

Appeals from Administrative Orders.

- 356-28-A—708-716 East Tremont avenue, The Bronx.
366-28-A—2865 Claflin avenue, The Bronx.
399-28-A—146-148 Union street, Brooklyn.
400-28-A—31-41 Van Dam street, Manhattan.
431-28-A—5-7 East 42nd street, Manhattan.
433-28-A—1762-1764 Boston road, southeast corner of East 174th street, The Bronx.
474-28-A—533-545 Fulton street, Brooklyn.
475-28-A—212 West 91st street and 2448-2458 Broadway, southeast corner, Manhattan.
412-28-A—1493-1501 Broadway, Manhattan.
518-28-A—256-258 West 34th street, Manhattan.
535-28-A—186-200 Plymouth street and 199-213 Water street, Manhattan.
539-28-A—354-358 Jackson avenue, The Bronx.

NOVEMBER 13, 1928, 2 P. M.

Petitions for Variations.

- 398-28-S—814-826 Eighth avenue and 246 West 50th street, Manhattan.
563-28-S—211 West 19th street, Manhattan.
581-28-S—88 Chambers street, Manhattan.

Appliance Submitted for Approval.

- 584-28-SA—Noiseless Nokol Rotary Type Burner, approval of.

NOVEMBER 20, 1928, 10 A. M.

Appeals from Administrative Orders.

- 576-28-A—628-642 Amboy street, Brooklyn.
577-28-A—806-808 Broadway and 104 Fourth avenue, Manhattan.
580-28-A—1 East 57th street, northeast corner of Fifth avenue, Manhattan.
582-28-A—892 Atlantic avenue, Brooklyn.
583-28-A—152 Lawrence street, Brooklyn.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 20, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

WILLIAM E. WALSH, Chairman.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 9, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, October 2, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, October 2, 1928, were approved as printed in the Bulletin, No. 41, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

379-28-A.
APPELLANT—Samuel Rosenblum, for Bond Stores, Inc., lessee.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—1556-1560 Broadway and 157-165 West 46th street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 7, 1928, at 10 a. m., on request of appellant.

238-28-A.

APPELLANT—Breuer Engineering Co., Inc., for Landsman Method, Inc., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—38-11 Second avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative 5
Absent 0

358-28-A.

APPELLANT—Edward James, for Naples Macaroni, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—238-240 Melrose street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative 5
Absent 0

390-28-A.

APPELLANT—L. E. Driver, for New York Dock Company, owner.

SUBJECT—Appeal from order of the fire commissioner.

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PREMISES AFFECTED—210 Furman street, Brooklyn.

APPEARANCES—

For Appellant: George Dougherty.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(390-28-A)

WHEREAS, L. E. Driver, chief engineer, for New York Dock Co., owner, filed, April 24, 1928, an appeal from an order of the fire commissioner, affecting premises 210 Furman street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated March 17, 1928 (Order No. 33979-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building is of reinforced concrete construction, four stories (52 ft. 3 in.) in height, 100 ft. by 200 ft. (20,000 sq. ft.) in area; OCCUPIED for the storage of automobile tires: 1st story, 19 persons; 2nd, 3rd and 4th stories, total of 14 persons; and

WHEREAS, the appellant claims that the building is provided with an approved automatic sprinkler system; that the immediate vicinity is well supplied with fire hydrants and fire alarm boxes; furthermore, that the exit facilities consist of two remote means of egress.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, so long as the premises remain in single tenancy and operation and that the building shall be not increased in height, area or dimension.

252-28-A.

APPELLANT—New York Furniture Exchange Bldg., Inc., lessee.

SUBJECT—Appeal from order of the superintendent of buildings.

PREMISES AFFECTED—119-131 East 32nd street, 118-130 East 33rd street, and 198-212 Lexington avenue, Manhattan.

APPEARANCES—

For Appellant: Robert H. Koehler.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Absent 0

THE RESOLUTION—

(252-28-A)

WHEREAS, New York Furniture Exchange Building, Inc., for Thirty-Third Street Realty Holding Corp., owner, filed, March 23, 1928, an appeal from an order of the superintendent of buildings, affecting premises 119-131 East 32nd street, 118-130 East 33rd street and 198-212 Lexington avenue, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated January 25, 1928 (Order No. 405-28), reads:

"You are hereby notified that the building occupied as offices and showrooms and known as Number 119-31

E. 32nd St., 118-30 E. 33rd St. and 198-212 Lexington Avenue, in the Borough of Manhattan, in The City of New York, does not conform to section 355 of the Building Code, in the respects noted below:

"In that of erecting and maintaining unlawful combustible partitions on all floors of the above fireproof building;"

and

WHEREAS, the building is fireproof, sixteen stories in height, 197 ft. 6 in. by 150 ft. in area; OCCUPIED: 1st story, stores; upper stories, exhibition and showrooms for wholesale furniture, approximately 30 persons per story; and

WHEREAS, partitions constructed of combustible materials have been erected on all stories above the first story of the building; and

WHEREAS, appellant contends that the partitions in question form offices which occupy a very small area of the spaces rented; that there are several sprinkler heads in each office; that the partitions do not interfere with the sprinkler system or with the exits from the building.

Resolved, that the order of the superintendent of buildings be and it hereby is *affirmed*, and that the appeal be and it hereby is *denied*.

359-28-A.

APPELLANT—Bark & Djourup, Inc., for Alan Realty Co., owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—1384-1388 Broadway and 118 West 38th street, southeast corner, Manhattan.

APPEARANCES—

For Appellant: Erhard Djourup.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(359-28-A)

WHEREAS, Bark & Djourup, Inc., for Alan Realty Co., owner, filed, April 17, 1928, an appeal from a decision of the superintendent of buildings, affecting premises 1384-1388 Broadway and 118 West 38th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered April 11, 1928, reads:

"28. Not more than 2 elevators may be permitted in a single shaft. Section 373, subdivision 13 of Building Code;"

and

WHEREAS, the building under construction is fireproof, twenty-three stories in height, 78 ft. ¼ in. by 120 ft. 2 in., irregular, in area; OCCUPIED: 1st story, stores, 30 persons; 2nd story, bank, 30 persons; upper stories, 25 per cent manufacturing, 73 persons on each story; and

WHEREAS, the appellant proposes to install four passenger cars separated in pairs by a fireproof partition and three combination freight and passenger cars in a single shaft without dividing partitions; and

WHEREAS, the appellant claims that in case of emergency greater safety would be attained in the removal of passengers when there is no single elevator isolated by dividing partitions; furthermore, the appellant contends that all other requirements of the law will be complied with.

Resolved, that the decision of the superintendent of buildings be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the service bank of elevators, on condition that this service elevator shaft shall not at any time be equipped with more than

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three elevator cars and that the elevator equipment shall be installed and maintained in accordance with the rules in all other respects.

385-28-A.

APPELLANT—Daniel J. McParland, for Vivian Investing Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—15 East 31st street, Manhattan.

APPEARANCES—

For Appellant: Charles H. Young.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(385-28-A)

WHEREAS, Daniel J. McParland, for Vivian Investing Corp., owner, filed, April 24, 1928, an appeal from an order of the fire commissioner, affecting premises 15 East 31st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 15, 1928 (Order No. 32925-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building is fireproof, eight stories (87 ft. 1 in.) in height, 20 ft. by 86 ft. in area; OCCUPIED: 1st story, restaurant, 4 persons; 2nd to 8th stories, inclusive, stock rooms of women's clothing, not more than 5 persons on each story; one person employed at factory work on each of the 7th and 8th stories; and

WHEREAS, the appellant claims the building is provided with an automatic wet sprinkler and all necessary fire appliances on each story; that the building has no hazardous exposures and is accessible to fire apparatus from East 31st street, also from a rear court yard; furthermore, that the height of the building is only 2 ft. 1 in. above the height which would not require the installation of standpipes; and

WHEREAS, the premises are equipped throughout with a sprinkler system with a 3,500-gallon tank supply.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted on condition that the building shall be not increased in height or area, and so long as conditions as to occupancy and use remain substantially unchanged.

381-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Meyer Auerbach, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—7 Great Jones street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0
Absent 0

THE RESOLUTION—

(381-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Meyer Auerbach, owner, filed, April 23, 1928, an appeal from an order of the fire commissioner, affecting premises 7 Great Jones street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 11, 1927 (Order No. 22668-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building is fireproof, eight stories (97 ft. 8 in.) in height, 25 ft. 1 in. by 100 ft. in area at first story and 25 ft. 1 in. by 90 ft. in area above; OCCUPIED: 1st story, paper store, 2 persons; 2nd and 3rd stories, millinery, total of 21 persons; 4th story, tailor, 7 persons; 5th story, stock room, 1 person; 6th and 7th stories, millinery, 10 persons on each story; 8th story, vacant; and

WHEREAS, the appellant claims that the interior stairs are enclosed with fireproof material; a fire escape is provided on the rear of the building; the premises are equipped with an interior fire alarm system; fire pails and fire extinguishers are distributed throughout; the floor areas are small and the occupancy is light; furthermore, the appellant contends that the building has been used in the same manner since 1897, the date of erection, at which time it complied with the standpipe requirements; and

WHEREAS, the building complied with the then existing rules when erected.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted on condition that the building shall be not increased in height or area; that there shall be distributed throughout the premises, as directed by the fire commissioner, such auxiliary fire-fighting appliances as he shall deem necessary, and so long as conditions as to occupancy and use remain substantially unchanged.

374-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Lathrop Paper Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—155 Perry street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Absent 0

THE RESOLUTION—

(374-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Lathrop Paper Co., Inc., owner, filed, April 20, 1928, an appeal from an order of the fire commissioner, affecting premises 155 Perry street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 25, 1928 (Order No. 41093-LC), reads:

"1. Cut off the room or rooms in which the heating apparatus and oil burning device is installed from the

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rest of the building by fireproof partitions, ceilings and floors constructed of not less than 8 inches for brick, not less than six inches for stone or cinder concrete, or hollow blocks of terra cotta, concrete or gypsum, and not less than 4 inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard only and shall be ventilated to the outer air, as per Rule 20-C of the Fuel Oil Rules.”;

and

WHEREAS, the building is fireproof, eight stories in height, 65 ft. 5 in. by 92 ft. 2 in. in area; OCCUPIED: cellar, paper storage, no occupancy; 1st story, shipping, 6 persons; 2nd story, offices, 25 persons; 3rd story, shipping, 6 persons; upper stories, storage, 10 persons throughout; a fuel oil burning system having been installed, consisting of a tank buried below the cellar floor, connected by piping to a burner located in the cellar; and

WHEREAS, the appellant claims that the ceiling of the room in which the burner is located is fireproof, the enclosing walls are 3-inch gypsum blocks with a fireproof self-closing door communicating with the cellar, also an engineer's ladder extending to an iron grating trap door in shipping platform at first story; furthermore, the applicant contends that the building is provided with a standpipe system and a sprinkler system; that the premises were erected in 1912 and are occupied throughout by one tenant.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

375-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Simon Gasner & Sons Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—447-457 Sutter avenue and 259 Junius street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(375-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Simon Gasner and Sons Co., owner, filed, April 20, 1928, an appeal from an order of the fire commissioner, affecting premises 447-457 Sutter avenue and 259 Junius street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 21, 1928 (Order No. 31751-F), reads:

“1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.”;

and

WHEREAS, the building is fireproof, basement, one and two stories in height, 241 ft. by 23 ft. 10 in. and 105 ft., irregular (19,000 sq. ft. area), at basement and first story and 61 ft. by 105 ft. (6,400 sq. ft. area) at second story; OCCUPIED: basement, storage of plumbing fixtures, no occupancy; 1st story, stores and shipping, 30 persons; 2nd story, music studio and business school, 50 persons; and

WHEREAS, the appellant claims that the first story is divided into two floor areas, the larger being 9,500 sq. ft.:

furthermore, the appellant contends that the premises are open and accessible from all sides, also that fire pails and fire extinguishers are distributed throughout; and

WHEREAS, the order is predicated on the area of the premises only, the building being but one story in height with a two-story frontage at the intersection of the two street fronts.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted on condition that the building shall be not increased in height, area or dimension, and that there shall be distributed throughout the premises such auxiliary fire-fighting appliances as shall be directed by the fire commissioner.

373-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Day & Meyer-Murray & Young, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—305-307 East 61st street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(373-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Day & Meyer-Murray & Young, Inc., owner, filed April 20, 1928, an appeal from an order of the fire commissioner, affecting premises 305-307 East 61st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 28, 1927 (Order No. 17527-F), reads:

“1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.”;

and

WHEREAS, the building is fireproof, ten stories in height, 49 ft. 6 in. by 125 ft. 6 in. (6,200 sq. ft. area) at first story and 49 ft. 6 in. by 120 ft. (5,900 sq. ft. area) above; OCCUPIED: 1st story, office, 7 persons; upper stories, household storage, total of 5 persons; and

WHEREAS, the appellant claims that the building is provided with a standpipe system consisting of a 2½ inch riser located adjacent to stair hall, 2½ inch outlets on each story, a 5,000-gallon roof tank, the bottom of which is 11 ft. 6½ in. above the outlet in top story and fed by an electric pump in the cellar; that the building is provided with an automatic fire alarm system with two central office boxes, and the premises are inspected hourly by means of a watchman's clock system; furthermore, the appellant contends that the existence of the present standpipe system during the past thirty years is sufficient evidence of its acceptance by the fire department.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted on condition that a 4-inch standpipe shall be installed in place of the existing 2½-inch, connecting to the existing tank; that the building shall be equipped with an automatic fire alarm system with central office connection, and that the equipment otherwise shall comply with the rules in all respects.

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233-28-A.

APPELLANT—J. M. Coward, 2nd., for The Coward Shoe, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—260-274 Greenwich street, Manhattan.

APPEARANCES—

For Appellant: C. G. Lippincott.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(233-28-A)

WHEREAS, The Coward Shoe Co., owner, filed, March 15, 1928, an appeal from an order of the fire commissioner, affecting premises 260-274 Greenwich street and 263-265 Washington street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 15, 1927 (Order No. 10086-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the premises consist of a group of non-fireproof three, four and five-story buildings with a total frontage of 165 ft. and a depth of 83 ft. 6 in.; one building known as No. 268 Greenwich street, extending through to 265 Washington street, the division walls having been removed in the first story to make an open store; portions of the upper stories being still subdivided; means of EGRESS consist of an interior fireproof stairway at the northerly end of the Greenwich street front, extending from the first story to the third story, enclosed in fireproof partitions with fireproof doors at the openings; a fireproof enclosed stairway on the Murray street front, extending from the first story to the fifth story, with fireproof doors at the openings; a non-fireproof stairway at the Greenwich street front in building known as No. 264 Greenwich street, extending from the first story to the fourth story, enclosed in fireproof partitions in the first story and wood partitions above; the stairway in premises No. 266 Greenwich street extending from the second story to the roof is enclosed in fireproof partitions in the second story and wood partitions in the third story; a stairway in the Washington street section of the building extending from the first story to the third story, enclosed in wood partitions; and

WHEREAS, appellant contends that there is only one building of approximately 1,700 sq. ft., which is five stories in height, all the other portions of the structure not exceeding 40 ft. in height, and that the building is equipped with a one-source sprinkler system with a 10,000-gallon gravity tank and a 7,500-gallon pressure tank and supervised watchman's service and that fire pails and fire extinguishers are placed throughout the premises; and

WHEREAS, the building is equipped with an approved sprinkler system.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the building shall be not increased in height or area and shall be maintained in single tenancy and operation, so long as conditions as to occupancy and use remain unchanged, and that the existing sprinkler equip-

ment shall be maintained in accordance with the rules now in force.

182-28-A.

APPELLANT—Pressinger, Newcombe, Cunningham & Wigg, for Chelsea Fibre Mills, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—1155-1205 Manhattan avenue and 99-105 Commercial street (Bldgs. Nos. 1, 2, 3, 4, 5, 6, 8, 9 and 10), Brooklyn.

APPEARANCES—

For Appellant: E. D. Wigg.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(182-28-A)

WHEREAS, Pressinger, Newcombe, Cunningham & Wigg, for Chelsea Fibre Mills, owner, filed, February 29, 1928, an appeal from an order of the fire commissioner, affecting premises 1155-1205 Manhattan avenue and 99-105 Commercial street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated January 12, 1928 (Order No. 31421-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the premises consist of a series of buildings along Newtown Creek and Manhattan avenue, occupied by the plant of Chelsea Fibre Mills, the center portion of the plant being a one-story building, 37,500 sq. ft. in area; on the Newtown Creek front there is a six-story building, 16,500 sq. ft. in area, also an eight-story building, 5,700 sq. ft. in area; on the Manhattan avenue front there is a four and five-story building, 9,000 sq. ft. in area, and a six-story building, 7,700 sq. ft. in area, and on the Commercial street front there is a six-story building, 4,600 sq. ft. in area; there are two other one-story structures, one 3,000 sq. ft. in area and one 3,500 sq. ft. in area, the buildings being non-fireproof, mill type construction and are used for dyeing, packing, spinning and carpet and weaving departments and storage and shipping; the buildings being EQUIPPED with a 100 per cent sprinkler system and a dry standpipe system, having four-inch risers, the risers being located in the enclosed fireproof stairways; the system is supplied from a twenty-inch suction line from Newtown Creek and has three pumps, two steam pumps and a one-thousand-gallon-per-minute electrical pump; the buildings are equipped with an internal mill fire alarm system having twenty-seven stations with break-glass tops; the premises are also equipped with a fire brigade; the means of EGRESS are four enclosed fireproof stairways, one in section No. 1 on the Newtown Creek front, two in Section No. 2 and one in Section No. 4; there are fire escapes on the Newtown Creek front and on the Manhattan avenue front; and

WHEREAS, appellant contends that there is auxiliary fire equipment in the nature of 220 fire pails and 117 two and one-half gallon extinguishers.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is

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granted, only so far as it affects the roof tank for standpipe supply, on condition that a 6-inch branch shall be taken from the existing 8-inch city main connection to supply the standpipe; that there shall be installed on the Manhattan avenue frontage two 6-inch siamese connections; that all standpipe risers shall be connected to common header and fire pumps shall be checked against the siamese; that the building shall be not increased in height or area, so long as conditions as to occupancy and use remain substantially unchanged.

344-28-A.

APPELLANT—Samuel Rosenblum, for 310 East 75th Street Corp., owner.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—310-322 East 75th street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(344-28-A)

WHEREAS, Samuel Rosenblum, for 310 East 75th Street Corp., owner, filed, April 13, 1928, an appeal from orders of the fire commissioner, affecting premises 310-322 East 75th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated November 11, 1927, read:

“Order No. 28489-F:

“1. Provide iron shutters at all openings in the exterior wall above 1st story * * * at east and south sides of building. * * *”;
and

“Order No. 28490-F:

“1. Provide iron shutters at all openings in the exterior wall above 1st story * * * at east and west sides of building. * * *”;
and

“Order No. 28493-F:

“1. Replace the missing shutters with proper iron shutters at all openings in the exterior wall above 1st story * * * at rear of building. * * *”;
and

WHEREAS, the premises consist of a group of buildings, non-fireproof, five stories in height, with a total frontage of 175 ft. and depths of 60 ft., 70 ft. and 90 ft.; OCCUPIED—No. 310-316: 1st story, manufacturing mirrors and machinery, 7 persons; 2nd story, manufacturing furniture and upholstery and storage, 10 persons; 3rd story, manufacturing furniture and cabinets, 20 persons; 4th story, manufacture of furniture, sash and doors, 19 persons; 5th story, manufacturing furniture and pearl buttons, 27 persons; No. 318-320: 1st story, manufacturing cabinets, 5 persons; 2nd story, manufacturing furniture, 24 persons; 3rd story, manufacturing cabinets, 10 persons; 4th story, architectural woodworking, 9 persons; 5th story, manufacturing furniture, 7 persons; No. 322: 1st story, wood carving, 5 persons; 2nd story, manufacturing cabinets, 15 persons; 3rd story, manufacturing cabinets and office, 6 persons; 4th story, woodworking, 4 persons; 5th story, manufacturing pearl buttons, 7 persons; the buildings, except No. 322, being protected by automatic sprinkler systems; EXITS: an interior stairway in No. 314, providing egress for Nos. 310 and 314, enclosed in fire-retarding partitions, fireproof doors at the openings and a similar stairway in

No. 318 and a wooden stairway with wood enclosure in No. 322; a party wall fire escape on the rear of Nos. 310 and 314; a 60-degree fire escape on the rear of No. 318 and also No. 322 and a 60-degree fire escape on the front of No. 310 and also No. 314; and

WHEREAS, appellant contends that the windows affected in sections A and B are exposed to windows in section C which is under the same ownership and is connected by opening in section B in the second and third stories and also exposed to the roof of one-story building under the same ownership and on the same property.

Resolved, that the orders of the fire commissioner be and they hereby are modified, and that the appeal be and it hereby is granted, only so far as it affects windows not on the course of stairway, elevator shaft or fire escapes, so long as the premises remain in single tenancy and operation, and that this and the adjoining exposures remain substantially unchanged.

BUILDING ZONE CASES

211-28-BZ.

APPLICANT—William A. Schroeder, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—North side of Braddock street (Rocky Hill road), 155 feet east of 244th street, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: William A. Schroeder.

For Opposition: None.

ACTION OF BOARD—Laid over to November 7, 1928, at 10 a. m., for applicant to obtain consents.

49-28-BZ.

APPLICANT—Harry Rutheiser, for Gotham Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above.

PREMISES AFFECTED—1710 University avenue, east side, 50 feet north of Brandt place, The Bronx.

APPEARANCES—

For Applicant: Edward S. Schwartz.

For Opposition: Isaac Corkland and Wm. H. Mansfield.

ACTION OF BOARD—Laid over to November 20, 1928, at 10 a. m., on request of applicant's representative.

165-28-BZ.

APPLICANT—Philip Freshman, for Roma Development Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1535-1547 Gravesend avenue, east side, 300 feet south of Avenue M, Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman and Moe Levy.

For Opposition: Charles J. Masone and Henry Gardenberg.

ACTION OF BOARD—Application denied.

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THE VOTE TO GRANT—

Affirmative 0
 Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
 Absent 0

THE RESOLUTION—

(165-28-BZ)

WHEREAS, Philip Freshman, for Roma Development Corp., owner, filed, February 24, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1535-1547 Gravesend avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 9, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gravesend avenue is in a business district, Avenue M is in a business district and East 2nd street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 2, 1928 (re Applic. No. 1496-28), reads:

"1. Proposition contrary to Zone Resolutions. Article 2, Section 4, Subdivision 15, and is hereby denied. (Garage for more than five cars in business district).";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 100 ft. and a depth of 112 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

74-28-BZ.

APPLICANT—Croker Natl. Fire Prevention Engineering Co., substituted for Fox, Weller & Wintner, for Roland Lievendag, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the alteration and extension in area of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—45-76 to 45-80 164th street (24th street), northwest corner of 46th avenue (Queens avenue), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman E. Horwood and Roland Lievendag.

For Opposition: David Wills and Henry Zacks.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
 Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
 Absent 0

THE RESOLUTION—

(74-28-BZ)

WHEREAS, Croker National Fire Prevention Engineering Co., substituted for Fox, Weller & Wintner, for Roland Lievendag, owner, filed, January 26, 1928, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the alteration and extension in area of a garage for the storage of more than five motor vehicles; premises 45-76 to 45-80 164th street (24th street), northwest corner of 46th avenue (Queens avenue), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 9, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 46th avenue, north side, is in a business district; 46th avenue, south side, west of Fresh Meadow road, is in a business district; 46th avenue, south side, east of Fresh Meadow road, is in a residence district, and 164th street, north of a point 100 ft. north of 46th avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 16, 1928 (re Alt. No. 3994-27), reads:

"The alteration and extension of a garage for more than five cars partly in a residence and partly in a business district would be contrary to Zoning Resolution of Board of Estimate and Apportionment.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 71 ft. and a depth of 100 ft., irregular; occupied as a garage for the storage of more than five motor vehicles; it is proposed to extend building to the north, the extension to be 60 ft. by 100 ft., one story in height; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under sections 7c and 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

230-26-BZ.

APPLICANT—Frederick J. Flynn, for Metropolitan Realty, Inc., owner.

SUBJECT—Application for reopening—to revoke resolution—application (re decision of the superintendent of buildings), under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building for business occupancy.

PREMISES AFFECTED—24-26 East 40th street, Manhattan.

APPEARANCES—

For Applicant: W. S. Toyer.

ACTION OF BOARD—Application reopened and resolution rescinded.

THE VOTE TO REOPEN AND RESCIND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4
 Negative 0
 Absent: Chief Kenlon..... 1

THE RESOLUTION—

(230-26-BZ)

WHEREAS, Frederick J. Flynn, for Metropolitan Realty, Inc., owner, filed, March 18, 1926, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building for business occupancy; premises 24-26 East 40th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, June 22, 1926, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 40th street is in a residence and business district, Madison avenue is in a business district and that East 39th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 8, 1926 (N. B. 106-26), reads:

"1. Proposed occupancy is unlawful within a residence district. Section 3 of Building Zone Resolution.";

and

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WHEREAS, the proposed building is to be of fireproof construction, fifteen stories and pent house in height, with a frontage of 50 ft. and a depth of 98 ft. 9 in.; to be occupied as stores and offices; and

WHEREAS, this application was granted by the board at its meeting, June 22, 1926, the following resolution being adopted:

"WHEREAS, the board deemed it would be a hardship to restrict this property in view of the fact that the premises are now occupied for garage use and that applicant was entitled to relief under section 21 of the building zone resolution.

"Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the use and occupancy of the premises shall be restricted to the conduct and operation of executive offices throughout; that the building zone resolution as to height, area and rear yard shall be complied with in all respects; that the facade of the building shall be of attractive architectural design; that all permits required shall be obtained within nine months and the building completed within eighteen months from the date of this action."

and

WHEREAS, the present owner of the property joins with the former owner in requesting a reopening of the case and a rescindment of the resolution.

Resolved, that the above resolution adopted by the board at its meeting, June 22, 1926, be and it hereby is rescinded.

264-28-BZ.

APPLICANT—William F. Doyle, for Lottie Cutler, owner.

SUBJECT—Application (re decision of the fire commissioner) under sections 7g and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—120-06 Sutphin boulevard and 147-24 120th avenue, southwest corner, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(264-28-BZ)

WHEREAS, William F. Doyle, for Lottie Cutler, owner, filed, March 26, 1928, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises 120-06 Sutphin boulevard and 147-24 120th avenue, Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 9, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sutphin boulevard is in a business district; 120th avenue, west of a point 100 ft. west of Sutphin avenue and 120th avenue, east of a point 100 ft. east of Sutphin avenue are in residence districts, and 147th street is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered March 20, 1928, reads:

"1. A gasoline service station at this location may not be permitted which is a business extending into a residence district."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 125.11 ft. on 120th avenue and 103.08 ft. on Sutphin boulevard, upon which it is proposed to erect a small one-story office and accessory store and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the application is supported by 79 per cent consents of an area fixed by the board and deemed affected, which embraces all contiguous, abutting and adjoining property on both street fronts in both directions showing a preponderance of consents of owners immediately affected; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution due to the surrounding conditions which are of an unimproved and dilapidated nature.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be erected on the southerly and westerly property lines of the premises a wall of approved masonry not less than 8 ft. in height, finished on the exterior with light-colored face brick and on the interior with white enameled brick, the wall to be coped with architectural terra cotta or natural stone; that there shall be located at the building line on both street fronts a concrete curbing not less than 12 inches in height; that there shall be not more than two vehicular entrances on either street front not exceeding a width of 10 ft.; that the pumps shall be set back not less than 10 ft. from the building line on both street fronts; that the use, operation and conduct of the business shall be restricted and limited to and within the property; that all permits required shall be obtained within six months and any work involved completed within one year from the date of this action.

222-28-BZ.

APPLICANT—William F. Doyle, for Angelina R. Schad, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1173-1179 Myrtle avenue and 2-8 Troutman street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(222-28-BZ)

WHEREAS, William F. Doyle, for Angelina R. Schad, owner, filed, March 12, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1173-1179 Myrtle avenue and 2-8 Troutman street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 9, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

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WHEREAS, the use district maps accompanying the building zone resolution show that Myrtle avenue is in a business district, Troutman street is in an unrestricted district and Bushwick avenue is in unrestricted, business and residence districts; and

WHEREAS, the decision of the fire commissioner, rendered March 12, 1928 (re App. Plan No. 622-28), reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals. Section 4-6, Building Zone Resolution."

and

WHEREAS, it is proposed to erect a one-story office, bury four 550-gallon tanks and erect five pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, there is a preponderance of consents of all owners within an area of this entire block and, due to the surrounding conditions and the irregular shape of the plot and its location, the board deems that applicant is entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, for that portion of the triangular plot formed by the intersection of Troutman street and Myrtle avenue, with a frontage of approximately 92 ft. on Myrtle avenue, *on condition* that there shall be erected on the rear property line of the premises a wall of approved masonry not less than 8 ft. in height, faced with enameled brick; that the structure proposed thereon shall not be erected in excess of one story above grade in height and shall be finished with enameled brick with light architectural terra cotta trimming; that there shall be no signs erected or advertising displayed other than that on the illuminating globes of the gasoline pumps; that there shall be a triangular concrete platform not less than 10 ft. in depth from the apex formed by the intersection of Troutman street and Myrtle avenue; that the use, operation and conduct of the gasoline service shall be restricted to and within the confines of the property; that all permits required shall be obtained within six months and any work involved completed within one year from the date of this action.

38-28-BZ.

APPLICANT—Philip J. Sinnott, for Roth Estate, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a building to be used as a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—192-208 East 98th street, west side, 84 feet 9 $\frac{7}{8}$ inches north of Kings highway, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: K. Karl Klein.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(38-28-BZ)

WHEREAS, Philip J. Sinnott, for Roth Estate, owner, filed, January 16, 1928, an application, under the building zone

resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a building to be used as a motor vehicle repair shop and garage for the storage of more than five motor vehicles; premises 192-208 East 98th street, west side, 84 ft. 9 $\frac{7}{8}$ in. north of Kings Highway, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 9, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 98th street is in a business district, Rockaway Parkway is in a residence district and Kings Highway, north of Dumont avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 18, 1927 (re App. No. 21327-27), reads:

"1. Proposition is contrary to Art. II, Section 4a, No. 15 and No. 29 of the building zone resolution, the erection of a building to be used as a public garage for more than 5 vehicles and as a repair shop for motor vehicles in a business use district."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 164 ft. 1 $\frac{1}{2}$ in. and a depth of 120 ft., irregular; to be occupied as a motor vehicle repair shop and garage for the storage of more than five motor vehicles; and

WHEREAS, the board has granted a variation of the building zone resolution for a garage on this street front, abutting the premises under appeal; and

WHEREAS, because of the irregularity of the shape of the plot in question it does not lend itself readily to a conforming use and the board deems that applicant is therefore entitled to relief under section 21 of the building zone resolution; and

WHEREAS, the application is supported by a substantial number of consents on the same street front between the intersecting streets, comprising the consents of all but one plot, said plot being now maintained in a non-conforming use, as a gasoline service station, the board believes that, inasmuch as the application is supported by a substantial number of consents, it would be an arbitrary discrimination and hardship to deny the variation.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed one story in height above grade; that the rear and gable walls shall be unpierced throughout their entire height and length; that the front elevation shall be finished with a light-colored face brick with architectural terra cotta or stone trimming; that the parapet wall on the street front shall be of substantial height to permit of attractive architectural treatment with pediments over all doorways; that there shall be no roof signs erected or any advertising displayed on the street front other than one projecting electric sign, indicating the name and title of the business; that all permits required shall be obtained within six months and any work involved thereby completed within one year from the date of this action.

14-27-BZ.

APPLICANT—McCoey & Conroy, substituted for James W. Byrnes, for Prior Realty Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

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PREMISES AFFECTED—92-110 East 98th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: K. Karl Klein and Alfred Nagelberg.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(14-27-BZ)

WHEREAS, McCooey & Conroy, substituted for James W. Byrnes, for Prior Realty Co., Inc., owner, filed, January 15, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 92-110 East 98th street, west side, 140 ft. south of Rutland road, Borough of Brooklyn; and

WHEREAS, this application was denied by the board at its meeting, May 24, 1927, and reopened by vote of the board at its meeting, July 10, 1928, on the basis of changed conditions; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 9, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 98th street is in a business district, Ralph avenue is in a business district, Rutland road is in a business district and Rockaway Parkway is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 24, 1926 (re App. No. 19375-26), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4a, subdivision 15.

"The erection of a garage for more than five motor vehicles in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 180 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board has in two prior cases granted public garages on the same side of the street, between intersecting streets immediately abutting the site under appeal; and

WHEREAS, the board believes the denial of this application would be an arbitrary discrimination and feels, therefore, that under section 21 of the building zone resolution it is justified, in view of its former actions with regard to the granting of garages on the same side of the street, to vary the zoning law, and as there exists a fixed public utility immediately to the north of the property stopping the likely further extension of garage development to Rutland road.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be erected fireproof throughout and shall not exceed one story in height above grade; that the front elevation shall be finished with light-colored face brick with architectural terra cotta or natural stone trimming; that the parapet wall at the front shall be of substantial height above the roof with architectural ornamental treatment; that there shall be no signs erected on the roof or any advertising displayed on the front of the building other than two projecting electric signs; there shall be no portable gasoline tanks operated or maintained outside the structure of these premises; that the rear wall shall be unpierced

throughout its entire height and length; the exterior of the rear wall to be finished in light-colored face brick; that all permits required shall be obtained within nine months and any work involved thereby completed within eighteen months from the date of this action.

314-28-BZ.

APPLICANT—William F. Doyle, for 1738 Crotona Park Co., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—902-914 Westchester avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Ira L. Rosenson.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Negative: Commissioner Connell.....	1
Absent	0

THE RESOLUTION—

(314-28-BZ)

WHEREAS, William F. Doyle, for 1738 Crotona Park Co., owner, filed, April 5, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 902-914 Westchester avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 9, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Westchester avenue is in a business district, East 163rd street is in a business district and Rogers place, from a point 100 ft. south of East 163rd street to a point 100 ft. north of Westchester avenue, is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered March 28, 1928 (re Plan No. 826-28), reads:

"1. A gasoline service station at the above location being in a business district may not be permitted.";

and

WHEREAS, the premises consist of an irregularly shaped plot of ground having a frontage of 123.72 ft. on East 163rd street, 150.37 ft. on Westchester avenue and 85.47 ft. on Rogers place; it is proposed to remove the existing stores and to erect upon the plot a small one-story office and accessory store and, also, to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the premises consist of a triangular island plot, lying in the bed of two highways, each being 100 ft. in width, said premises facing on three street fronts; and

WHEREAS, the premises have been occupied with a one-story store building for a number of years, making no return on the investment, the board believes that applicant is entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the proposed building to be erected for the accommodation and shelter of the operators and patrons of the gasoline service station shall not exceed one story in height, located approximately in the center of the plot, and shall be finished on the exterior with light enameled brick with architectural terra cotta or stone trimming; that there shall be incorporated at the building line throughout the premises a

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concrete curbing not less than 12 inches in height; that there shall be located at the apex formed by Westchester avenue and 163rd street a concrete platform not less than 12 inches in height and not less than 20 ft. in length; that the gasoline pumps shall be located not less than 10 ft. from the building line on any street front; that the operation, use and conduct of the premises shall be restricted and confined within the limits of the property; that there shall be no grease racks, crankcase service pits installed or operated on the premises; that there shall be no signs or advertising displayed other than that on the illuminated globes of the gasoline pumps and an illuminated sign on the ridge of the proposed building; that all permits required shall be obtained within six months and any work involved completed within one year from the date of this action.

APPROVAL OF PLANS

114-28-BZ.

APPLICANT—Byrnes & Buckley, for Louis Tufano, owner.

SUBJECT—Application (re decision of the fire commissioner) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles. Approval of plans.

PREMISES AFFECTED—109-07 to 109-17 101st avenue (4453-4459 Jerome avenue), Richmond Hill, Queens.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report; engineer's report adopted; plans approved in accordance therewith.

THE VOTE TO ADOPT ENGINEER'S REPORT AND TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle....	4
Negative	0
Absent: Chief Kenlon.....	1

1190-27-BZ.

APPLICANT—Charles A. Peabody, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also a gasoline service station. Approval of plans.

PREMISES AFFECTED—404-414 West 155th street and 91-99 St. Nicholas place, southwest corner, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report; engineer's report adopted; plans approved in accordance therewith.

THE VOTE TO ADOPT ENGINEER'S REPORT AND TO APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle....	4
Negative	0
Absent: Chief Kenlon.....	1

AREA FIXED.

(453-28-BZ)

The chairman presented and read a communication from Emil Guterman, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises 10003 Astoria (avenue) boulevard, Elmhurst, Borough of Queens.

The following area was approved by the board:

Both sides of Astoria avenue, from Kearney street to a point 400 ft. west of premises in question; both sides of 100th street, from 31st (Patterson) avenue to Astoria avenue; also the southwest side of Kearney street, from Astoria avenue to a point 320 ft. north of Astoria avenue.

Adjourned 1.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 9, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

PETITIONS FOR VARIATIONS

398-28-S.

PETITIONER—Hermis Press Corporation (The Morning Telegraph), lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—814-826 Eighth avenue and 246 West 50th street, southeast corner, Manhattan.

APPEARANCES—

For Petitioner: John E. McCann.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 13, 1928, at 2 p. m., on request of petitioner's representative.

420-28-S.

PETITIONER—Edgar C. Ruwe Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—68-72 Washington street and 44 West street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to October 30, 1928, at 2 p. m., on written request of petitioner.

432-28-S.

PETITIONER—Western Union Telegraph Company, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—189-195 Hudson street and 1-3 Desbrosses street, Manhattan.

APPEARANCES—

For Petitioner: E. Harvey and D. E. Vanorden.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
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Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Absent 0

THE RESOLUTION—

(432-28-S)

WHEREAS, Western Union Telegraph Co., for The R. W. Realty Co., Inc., owner, filed, May 9, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 189-195 Hudson street and 1-3 Desbrosses street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 19, 1928 (Order No. 33756-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 270 and 263 of the Labor Law.";

and

WHEREAS, the building is fireproof, cellar and six stories in height, 110 ft. 3½ in. by 121 ft. ¾ in. in area; OCCUPIED: cellar, shoe repairing, 35 persons; 1st story, office, 108 persons; 2nd story, office, 127 persons; 3rd story, laboratory, 40 persons; 4th, 5th and 6th stories, vacant; EQUIPPED with a sprinkler system, standpipe system and a fire alarm signal system; EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims that this petition affects the combustible partitions only on the first, second and third stories as shown on plans; that there is no hazardous condition; that the building is equipped with a standpipe system, and fire extinguishers are distributed in convenient locations; furthermore, the petitioner contends that the shoe repair shop in basement is the only factory occupancy.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

491-28-S.

PETITIONER—Thomas J. McManus, for McManus Studios, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—32-34 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: Thomas J. McManus.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Absent 0

THE RESOLUTION—

(491-28-S)

WHEREAS, Thomas J. McManus, for McManus Studios, lessee, filed, May 28, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 32-34 West 39th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner reads as follows:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, fourteen stories in height, 50 ft. by 98 ft. in area at first story and 50 ft. by 88 ft. in area above; OCCUPIED: 1st story, stores; upper stories, tenant factories, principally for the manufacture of women's hats, approximately 20 persons per story; petitioner occupying the rear of the fourth story as

a photographer's studio; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions constructed of combustible materials have been erected on the rear portion of the fourth story of the building; and

WHEREAS, petitioner contends that the partitions in question are constructed of sheet rock and are so painted and decorated as to form backgrounds which are essential in the conduct of the photographic business.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

434-28-S.

PETITIONER—Victor Mayer, for Varick Dominick Corporation, lessee.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—119-123 Varick street and 26-30 Dominick street, Manhattan.

APPEARANCES—

For Petitioner: Victor Mayer.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(434-28-S)

WHEREAS, Victor Mayer, for Varick Dominick Corp., filed, May 9, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 119-123 Varick street and 26-30 Dominick street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered April 18, 1928, reads:

"9. Windows should comply with Sec. 264 Labor Law and rule 503 Industrial Code.";

and

WHEREAS, the building is fireproof, twelve stories in height, 75 ft. by 130 ft. 5 in. in area; OCCUPIED for showrooms, also as a tenant factory, 50 persons each story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use ¼-inch plate glass in windows on both street fronts, at first and second stories, the maximum size light 7 ft. 6 in. by 10 ft. on each story; furthermore, the petitioner contends that smaller lights would detract from the architectural appearance of the building and decrease the rentals.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the street front of the first and second stories, on condition that all openings be equipped with approved fireproof frames and sash, glazed with ¼-inch polished plate glass; that no light of glass on the second story shall exceed a width of 4 ft., and that the requirements of the labor law shall be complied with in all other respects.

419-28-S.

PETITIONER—Gronenberg & Leuchtag, for Horan Realty Co., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

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PREMISES AFFECTED—227-233 East 45th street, Manhattan.

APPEARANCES—

For Petitioner: Jacob Wiseberg.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION—

(419-28-S)

WHEREAS, Max Pusar, for Gronenberg & Leuchtag, for Horan Realty Co., owner, filed, May 2, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 227-233 East 45th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings reads:

"N. B. App. No. 197-1928. 2. Windows should comply with Sec. 264 Labor Law and rule 503 Industrial Code.";

and

WHEREAS, the building is fireproof, sixteen stories in height, 100 ft. by 100 ft. 5 in. in area; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and 25 per cent manufacturing, approximately 55 persons per story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, extending from first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the first and mezzanine stories glazed with 1/4-inch plate glass, the maximum area of the glass on the first story being 15 ft. by 8 ft., and in the mezzanine story being 1 ft. 6 in. by 4 ft. in area; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the first and mezzanine story of the building.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the street front of the first and mezzanine floors, on condition that all openings be equipped with approved fireproof frames and sash, glazed with 1/4-inch polished plate glass; that no light of glass on the mezzanine shall exceed a width of 4 ft., and that the requirements of the labor law shall be complied with in all other respects.

494-28-S.

PETITIONER—Samuel Rosenblum, for Orvista Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—115 West 54th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative

Negative

Absent

THE RESOLUTION—

(494-28-S)

WHEREAS, Samuel Rosenblum, for Orvista Realty Co., Inc., filed, May 31, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 115 West 54th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered May 25, 1928, reads:

"With reference to your application for Certificate of Occupancy we beg to advise you that the following objections must be removed before the Certificate can be issued:

"1. Interior stairs of building must be extended to roof, Section 271, Labor Law.

"2. A second means of exit must be provided from every floor, Section 271 Labor Law.";

and

WHEREAS, the building is non-fireproof, three stories (36 ft.) in height, 25 ft. by 95 ft. in area at first story and 25 ft. by 40 ft. in area above; OCCUPIED for the manufacture of picture frames: 1st story, 3 persons; 2nd story, 7 persons; 3rd story, 5 persons; EXITS: an interior wooden stairway, extending from the first story to top story (with iron ladder to scuttle in roof), enclosed in fire-retarding partitions on the first story and in wood board above, with wood doors at openings; a fire escape on the rear of the building, having unprotected openings along the course thereof, extending from the third story to the roof of the first story extension; EGRESS from the termination of the fire escape by means of an iron stair leading to the balcony of the four-story building to the east, and, also, by means of a ladder at the rear of the extension roof leading to the rear yard, then by means of door in the fence opening to yard of premises to rear; ROOFS of adjoining buildings: to east, two stories higher; to west, same level; and

WHEREAS, petitioner, in view of the small height, area and occupancy of the building, requests the acceptance of the existing means of egress.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the petition be and it hereby is denied.

502-28-S.

PETITIONER—Samuel Rosenblum, for 132 West 31st Street Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—128-136 West 31st street and 127-133 West 30th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION—

(502-28-S)

WHEREAS, Samuel Rosenblum, for 132 West 31st Street Realty Corp., owner, filed, July 1, 1928, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 128-136 West 31st street and 127-133 West 30th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated October 19, 1927, read:

"Order No. 27426-LF:

"1. Install an adequate interior electric fire alarm system in accordance with the rules of the Board of Standards and Appeals and the enclosed approved layout L.L. 279.";

and

"Order No. 27427-LF:

"An inspection of premises 127-33 W. 30th St. and 128-36 W. 31st St., Borough of Manhattan, shows that a fire drill should be established and maintained therein according to the requirements of Section 279 of the Labor Law. The Labor Law specifically charges the Fire Commissioner with the duty of enforcing the provisions of the Law as to fire drills.";

and

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WHEREAS, the building is fireproof, seventeen stories in height, 99 ft. frontage on 30th street, extending 197 ft. 6 in. through the block with 125 ft. frontage on 31st street: OCCUPIED: 1st story, stores; 2nd story, office and factory, 60 persons; 3rd story, continuation school, 300 persons; 4th story, office, showroom and factory, 85 persons; 5th story, office, showroom and factory, 125 persons; upper stories, offices, showrooms and factory, an average of 60 persons on each story; EQUIPPED with a sprinkler system; EXITS: three interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner claims that the third story, used for a needle trade school, is equipped with a fire alarm system which meets the requirements as to its occupancy; furthermore, the petitioner contends that under the labor law where there is an automatic sprinkler system covering the entire floor area and the occupancy does not exceed more than 50 per cent of the exits, the fire alarm system and fire drill may be omitted; and

WHEREAS, the entire building is equipped with an approved sprinkler system with the exception of the boiler room, main corridor, first story, tank house and pump room.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the building as now equipped with a sprinkler system shall remain substantially unchanged, and that the sprinkler system shall be kept and maintained in accordance with the rules of the board of standards and appeals.

480-28-S.

PETITIONER—John Dwight Sullivan, for Estate of John Reber, owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—521-523 West 47th street, Manhattan.

APPEARANCES—

For Petitioner: John Dwight Sullivan and John H. Knuble.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(480-28-S)

WHEREAS, John Dwight Sullivan, for Estate of John Reber, owner, filed May 23, 1928, a petition for variation from the requirements of the labor law as cited in decision of the superintendent of buildings affecting premises 521-523 West 47th street, Manhattan; and

WHEREAS, the decision of the superintendent of buildings dated November 4, 1927 (Applic. No. 2082-1926), is:

"1. Two stairs enclosed in fireproof partitions must be provided;"

and

WHEREAS, the building is fireproof, 4 stories in height, 50 ft. by 100 ft. 5 in. in area at first story and 50 ft. by 90 ft. 5 in. in area above; OCCUPIED: 1st story, shipping rooms, 2 persons; 2nd story, bakery, 8 persons; 3rd story, bakery, 8 persons; 4th story, bakery, 8 persons; EXITS: an interior fireproof stairway, extending from the 1st story to roof; enclosed in fireproof partitions with fireproof doors at openings; an exterior iron stairway on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the 1st story; with EGRESS from the termination of the fire escape by means of a proposed fireproof passageway leading to the main entrance hall on the 1st story; ROOFS of adjoining buildings are 20 ft. higher, and

WHEREAS, petitioner requests the acceptance of the existing exterior iron stairway at the rear of the building, with the proposed fire passage, in lieu of the required stairway.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that an exterior screened stairway at the rear of the building shall be provided in lieu of the additional fireproof stairway, and that there shall be a fireproof passageway on the first floor providing egress from the termination of the exterior stairway direct to the street, *on condition* that the building be not increased in height or area and that the labor law be complied with in all other respects.

450-28-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Herman Gabbe & Bro., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—207 Starr street, Brooklyn.
APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(450-28-S)

WHEREAS, Croker National Fire Prev. Eng. Co., for Herman Gabbe & Bro., Inc., owner, filed May 17, 1928, a petition for variation from the requirements of the labor law as cited in order of the fire commissioner affecting premises 207 Starr street, Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 26, 1927, is as follows:

"1. Enclose the interior stairway at the east and at the west sides of building serving as required means of exit in partitions of fire resisting material extending from cellar to 3' above the roof as per Section 271 of the Labor Law and the rules of the Board of Standards and Appeals, adopted Feb. 23, 1927";

and

WHEREAS, the building is non-fireproof, 3 stories in height, 100 ft. by 100 ft. in area at 1st story, and 100 ft. by 90 ft. in area above; OCCUPIED for dressing, bleaching and dyeing fur; 1st story, 10 persons; 2nd story, 50 persons; 3rd story, 50 persons; EQUIPPED with a fire alarm signal system; EXITS: two interior wooden stairways, extending from the 1st story to roof; enclosed in fireproof partitions along the line of the strings (necessitating entering the loft on each story) with fireproof doors at openings; a fire escape on the rear of the building, having plain glass wood sash openings along the course thereof, extending from the top story to the yard; with EGRESS from the termination of the fire escape by means of an open yard of the building at rear, then through said building to street; ROOFS of adjoining building to west 2 stories lower; and

WHEREAS, petitioner contends that a previous order which called for the enclosure of the easterly stairway and the arranging of the fire escape on the rear of the building was rescinded by the fire department in 1918; that this order was rescinded by the fire department on an opinion of the corporation counsel which stated that this occupancy was not considered combustible, and there has been no change in the occupancy or use of the premises, and rule No. 6 of the board of standards and appeals adopted Feb-

MINUTES

ruary 23, 1927, also waives the enclosure of interior stairways in three story buildings with non-combustible occupancy.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the order be complied with on the second story, that direct egress to the street be provided and that the stairway in the first and third story be enclosed or boxed in approved masonry, and *on condition* that the building be not increased in height or area and so long as conditions as to occupancy and use remain unchanged.

185-28-S.
PETITIONER—Pressinger, Newcombe, Cunningham & Wigg, for Chelsea Fibre Mills, owner.
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.
PREMISES AFFECTED—1205 Manhattan avenue (Bldg. No. 1), Brooklyn.
APPEARANCES—
For Petitioner: E. E. Wigg.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon..... 5
Negative 0
Absent 0

THE RESOLUTION—
(185-28-S)
WHEREAS, Pressinger, Newcombe, Cunningham & Wigg, for Chelsea Fibre Mills, owner, filed February 29, 1928, a petition for variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1205 Manhattan avenue (Bldg. No. 1), Borough of Brooklyn; and
WHEREAS, the order of the fire commissioner, dated January 12, 1928 (Order No. 31412-LD), reads:
"1. Provide an enclosure of fire resisting material from floor to ceiling at 1st story and extending continuously from termination of stairway at southwest and at southeast side of building to the street. Section 271 of the Labor Law."

and
WHEREAS, the building in question (No. 1) is the northerly one of a group of buildings comprising the plant of the Chelsea Fibre Mills; it is non-fireproof, 6 stories in height, having a frontage of 61 ft. on Manhattan avenue and a depth of 291 ft. along Newtown Creek; OCCUPIED for the manufacture of rope; 1st story, 12 persons; 2nd story, 75 persons; 3rd story, 69 persons; 4th story, 70 persons; 5th story, 24 persons; 6th story, 34 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior slate treads on iron stringer stairway, enclosed in fireproof partitions with fireproof doors at openings; the southwest stairway extending from the roof and terminating at the 2nd story at a point 39 feet south of the exit door in the north wall of the building which opens on the grade of the concrete dock along Newtown Creek; thence easterly along the dock to Manhattan Avenue; the southeast stairway terminates on the first story in a fireproof passageway leading to the grade of the concrete dock at a point 20 feet to the west of Manhattan Avenue; and
WHEREAS, petitioner requests the acceptance of the existing stairways and contends that if ordered to build the required passageways it would necessitate the removal of heavy piping, tanks, etc., and would otherwise interfere with the process of manufacture carried on in this portion of the plant;
Resolved, that the board of standards and appeals does

hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted* only so far as the westerly stairs in Building No. 2 is concerned, *on condition* that a fire resisting partition providing a stair hall enclosure shall be erected on the first story, providing thereby a continuous corridor direct to Manhattan avenue, with fire doors at openings; *granted* as to the stairs in Building No. 1, basement story, *on condition* that the stair hall enclosure, first story, shall be carried to the front of the building by corridor enclosed in fireproof partition, with doorway provided therein opening directly to the dock, with iron steps to make up the difference in level at the dock front; and granted so long as conditions as to occupancy and use remain substantially unchanged and that the building shall be not increased as to height or area.

503-28-S.
PETITIONER—Samuel Roscnblum, for Harrison Improvement Co., Inc., owner.
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.
PREMISES AFFECTED—4-6 West 37th street, Manhattan.
APPEARANCES—
For Petitioner: Samuel Rosenblum.
For Administration: Inspector Maher of fire department.
ACTION OF BOARD—Petition granted on condition.
THE VOTE—
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—
(503-28-S)
WHEREAS, Samuel Rosenblum, for Harrison Improvement Co., Inc., owner, filed, June 1, 1928, a petition for a variation from the requirements of the labor law as cited in order of the fire commissioner affecting premises 4-6 West 37th street, Manhattan; and
WHEREAS, the order of the fire commissioner, dated July 11, 1927, reads:
"Arrange the fire escape on the rear of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273-4 of the Labor Law and the rules of the Board of Standards and Appeals or carry out a proper alternative method of complying with the requirements of Section 271 of Labor Law.
"Defects:
"1. No 60 degree stairways connecting balconies.
"2. Not continued to yard.
"3. No fireproof passageway to street.
"4. Door openings 2' x 6' not provided."

and
WHEREAS, the premises consist of two non-fireproof buildings, 6 stories in height (the easterly building has a roof pent house), 43 feet by 98 feet 9 inches and 95 feet 1 inch in area at 1st story, and 43 feet by 88 feet 9 inches and 90 feet in area above. OCCUPIED: 1st story, stores, 6 persons; 2nd story, office and embroidery, 28 persons; 3rd story vacant; 4th story, millinery, 13 persons; 5th story manufacture of hats and leather goods, 22 persons; 6th story, manufacture of hats and jewelry, 24 persons; pent house is occupied by tenant on 6th story; EQUIPPED with a fire alarm signal system; EXITS: an interior fireproof stairway in westerly building, an interior wood stairway in easterly building, extending from the 1st story to roof, enclosed in brick walls in westerly building and in fire-retarding partitions in easterly building, with fireproof doors at openings; a party wall fire escape on the rear of
(Continued on page 1020)

PUBLIC HEARING

PROPOSED AMENDMENTS TO FUEL OIL RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, October 19, 1928, at 2 p. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules.

Matter in *italics* is new. Matter in brackets [] to be omitted.

Rule 1. Definition.

For the purpose of these rules the following terms shall be interpreted in accordance with these definitions.

DISCHARGE LINE shall be the line between the discharge outlet of the pump and the burner oil inlet connection.

FIRM FOUNDATION: A firm foundation is one which will carry the maximum load to which it will be subjected without exceeding the safe bearing capacity of the soil.

FIRE RETARDING MATERIALS:

(a) One-half ($\frac{1}{2}$) inch plaster boards or asbestos board, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or

(b) Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.

FILL LINE is the line between the fill box and the fill pipe connection in the storage tank.

FUEL OIL, any liquid mixture, substance or compound, derived from petroleum, which does not emit an inflammable vapor below a temperature of 125°F. when tested in a Tagliabue open cup tester (Chapter X Article I Code of Ordinance).

GAUGING DEVICE: A means by which the level of the oil in a storage tank may be indicated.

HEATERS: A device for heating fuel oil for the purpose of decreasing the viscosity.

OIL BURNER: A device designed for the purpose of burning fuel oil.

OVERFLOW PIPE: A pipe which conveys by gravity the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

RELIEF VALVE: A valve held shut by a spring or other means to automatically relieve pressure in excess of its setting.

REMOTE CONTROL: A hand, electric or mechanically operated device to the oil supply shut off.

RETURN LINE: A line for the purpose of conveying by-passed oil to a storage tank.

SWING JOINT: A connection made in a pipe line by means of a combination of fittings so that the tank can settle naturally without breaking the line or impairing the efficiency of the connection.

SUPPLY LINE: That portion of the line between the storage tank and the oil pump inlet connection. Where a pump is not used it shall be that portion of the line between Storage Tank and the burner oil inlet connection.

SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.

SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.

[The term "fuel oil" under these rules shall include any liquid or mobile mixture, substance or compound derived

from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

(a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.]

OILS NOT PERMITTED:

Oils derived from or including petroleum that have a flashpoint below a temperature of 125 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

[(d) Where the Use of Grade B Fuel Oil Is Permitted.]

FUEL OIL:

[Grade B] Fuel Oil, within the meaning of these rules, having a flashpoint between 125 degrees and 150 degrees may be used for domestic heating in buildings occupied by not more than two (2) families and in tenement houses and commercial plants. If used in tenement houses or commercial plants, a certificate of fitness for the operator of the plant will be required as per Rule 15.

[(e) Where Grade A oil is used in place of Grade B oil in domestic installations it may be used under the requirements for Grade B installations.]

DEVICES:

[(f)] No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

Rule 2. Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks *except as otherwise provided in these rules.*

Rule 3. General Location of Tanks for Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway and, if practical, tanks shall be placed in a lower position than the roadbed of the subway.

Rule 4. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

[Subdivision A. Grade A Fuel Oil.]

Section 1. Inside of Buildings Above Ground.

(a) **OVER 275 GALLONS CAPACITY.** Where tank cannot be buried as required in subdivision c of this rule,

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storage tanks exceeding 275 gallons capacity, or any part of such tanks, when located above the floor level of the lowest story of any building shall each be placed in an enclosure of inside dimensions of 6 inches greater on all sides than the outside dimensions of the tank. The walls of the enclosure shall be constructed of concrete not less than 6 inches in thickness or 8 inches in thickness of brick masonry. The walls shall be carried up to a height not less than 12 inches above the top of the tank and the space between the tank and the walls and top of the enclosure shall be filled with sand or well tamped earth. Enclosure shall not be constructed until after tank inspection is made.

[(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space between the tank and the walls and roof of the enclosure shall be completely filled with dry upland sand or earth well tamped.]

(b) Not more than one tank shall be placed in an enclosure.

(c) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "d."

(d) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

(e) 275 GALLONS CAPACITY AND LESS. Storage tanks of 275 gallons capacity and less may be installed in the lowest story so that the bottom of tank shall not be more than 2 feet above the burner oil inlet connection. The tank shall be set on and firmly anchored to a concrete or rock base which base shall be equivalent in weight to at least 15 cubic feet of concrete. Not more than one tank shall be permitted for any one building.

(f) OVER 275 GALLONS CAPACITY. Storage tanks exceeding 275 gallons capacity shall be buried below the level of the lowest floor and below the level of the burner oil inlet connection except where the burial of tanks below the level of the burner oil inlet connection is impractical:

(a) by reason of rock or water conditions.

(b) where the bottom of the tank will be below the level of the foundation footing and where the angle of repose cannot be maintained as certified by the Superintendent of Buildings.

Under conditions (a) and (b) a syphon breaking device provided for in these rules shall be used and the tank shall be placed at the lowest practical level. The top of the tank shall be protected by not less than 12 inches of sand or dry earth or 4 inches of concrete. Tanks shall be placed on firm soil and surrounded with soft earth or sand.

[Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its

capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Subdivision A, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of sary to prevent floating, tanks shall be securely anchored. horizontal outline of tanks in all directions. Where neces-

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.]

Section [3] 2. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth (1¼) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter (1¼) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the concrete which shall extend at least one foot beyond the tanks, and in no case less than ten (10) feet from the line cent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter (1¼) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

Section [4] 3. Outside of Buildings Below Ground.

(a) Tanks buried outside of buildings below ground shall have the top of the tanks not less than 2 feet below the surface of the ground and below the level of the burner oil inlet connection to which the tanks may be connected, except where the burial of tanks below the level of the burner oil inlet connection to which the tank may be connected is impractical:

(a) by reason of rock or water condition.

(b) where the bottom of the tank will be below the level of the foundation footing and where the angle of repose cannot be maintained as certified by the Superintendent of Buildings.

Under conditions (a) and (b) a syphon breaking device provided for in these rules shall be used.

[(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with of adjoining property, or the nearest building or adja-

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soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

Subdivision B. Grade B Fuel Oil.

Section 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When not buried and located inside of a building they shall be placed on the lowest floor level and shall be enclosed in four inches of terra cotta or eight inches of approved masonry, and the aggregate capacity of such storage tanks shall not exceed 275 gallons.

(b) Tanks, when buried, shall be placed with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm soil foundation.

(c) Tanks shall be set on firm soil and surrounded with soft earth or sand and shall be completely encased with (6) inches of concrete, where soil conditions require.

(d) Where in the opinion of the Fire Commissioner extreme difference of grade or soil conditions would work a hardship an anti-syphon valve or other mechanical device to prevent syphoning approved by the U. S. Bureau of Standards, Fire Underwriters Laboratories or other laboratory recognized by the Board of Standards and Appeals, may be used.]

Section 4. Capacity.

The total storage capacity of fuel oil with flashpoint between 125 degrees and 150 degrees F. shall not exceed 1,100 gallons.

Rule 5. [Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.]

[Section 1.] Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ($1\frac{1}{2}$) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ($\frac{1}{4}$) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ($1\frac{1}{2}$) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

Rule 5A. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanket-gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ($\frac{1}{2}$) inch in size. The boilers

shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than 1 quart capacity or other equivalent fire extinguishers for extinguishing oil fires.

Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$ in. shell, $\frac{1}{4}$ in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$ in. shell, $\frac{5}{16}$ in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$ in. shell, $\frac{3}{8}$ in. heads.

Tanks over 120 inches in diameter to be of $\frac{3}{8}$ in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used, they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell $\frac{1}{4}$ in. thick, $\frac{5}{8}$ in. diameter rivets $2\frac{1}{4}$ in. pitch.

In shell $\frac{5}{16}$ in. thick, $\frac{5}{8}$ in. diameter rivets $2\frac{3}{8}$ in. pitch.

In shell $\frac{3}{8}$ in. thick, $\frac{3}{4}$ in. diameter rivets $2\frac{1}{2}$ in. pitch.

Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than $\frac{5}{16}$ of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be $\frac{5}{8}$ of an inch in diameter and spaced not more than $2\frac{1}{4}$ inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides

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of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

Section 3. Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be $\frac{1}{4}$ inch and the minimum thickness of roof plates $\frac{1}{8}$ inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than $\frac{3}{16}$ inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For $\frac{3}{16}$ inch heads, $1\frac{1}{4}$ inch flange.

For $\frac{1}{4}$ inch heads, 2 inch flange.

For $\frac{5}{16}$ inch heads, 2 inch flange.

For $\frac{3}{8}$ inch heads, $2\frac{1}{4}$ inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

Rule 7. Tests of Tanks for the Storage of Fuel Oil.

Tanks and piping to burner shall be tested hydrostatically at a pressure, except as otherwise stated, of not less than 10 pounds per square inch. Those parts subjected to a pressure exceeding 10 pounds per square inch shall be tested at a pressure of not less than $1\frac{1}{2}$ times the maximum pressure to which it is subjected. The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. When there is danger of freezing, tanks and piping may be tested with oil provided the installation is complete and the pressure applied at the burner end of the supply line. There shall be no fire or flame in the room or rooms in which the test is being conducted. All tests shall be conducted in the presence of a representative of the Fire Commissioner and shall be continued for thirty minutes.

The contractor shall furnish all the necessary equipment for conducting the tests.

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[Section 1. Inside of Buildings Above or Below Ground or Outside of Buildings Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic or air test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

(c) Tanks when subjected to an air pressure test shall be equipped with a safety relief valve set at not more than 32 lbs. per sq. in., and the air compressor device employed in the air testing of the tank shall be of low pressure type, equipped with an automatic pressure regulator set at not less than 35 lbs.

Section 2. Horizontal Tanks Outside of Building, Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic or air test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic or air test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 or 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.]

Rule 8. Piping for Fuel Oil.

Section 1. Installation of Piping.

(a) Piping shall be run in a substantial and workmanlike manner and provision made for expansion, contraction and settlement. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. Where the top of the tank is below the level of the burner oil inlet connection, the supply line from the tank shall be run above the level of the bottom of the tank so as to prevent syphoning. Cross connections permitting gravity flow from one tank to another are prohibited. All pipes connected to tank except measuring well or gauge pipe shall be provided with double swing joints at tank. All threaded joints shall be made tight with litharge and glycerine or equivalent suitable pipe compound.

[(a) Piping shall be run as directly as practicable without sags, and, except as provided in Rule 11A, e, shall be laid so that where practicable pipes shall pitch toward the

supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.]

Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ($\frac{1}{2}$) inch inside diameter shall be permitted; except that for Grade B oil $\frac{1}{4}$ -inch diameter pipes may be used.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

Section 3. Tests for Piping. [Grade A.]

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ($1\frac{1}{2}$) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

[Section 3a. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.]

Section 3a. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes, when required, shall be not less than one size larger than supply pipe.

Section 4. Relief Valves.

[(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than $\frac{1}{2}$ in. by $\frac{1}{2}$ in., of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with

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the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.]

(a) Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve. The relief line shall be returned to storage tank or to supply line near pump. There shall be no shut-off valves in the relief line.

(b) All heaters shall be provided with a relief valve to prevent excessive oil pressure.

(c) Relief valves shall be set to discharge at not more than $1\frac{1}{2}$ times the maximum working pressure of the system.

Syphon Breaking Devices—Syphon breaking devices, where permitted, shall be constructed in such a manner that the admission of air at any point in the supply line will break the syphon. Where installed, such a device shall not be accepted until it has been effectively demonstrated in the presence of a representative of the Bureau of Fire Prevention.

Section 5. Fill Pipes.

(a) Each tank shall be provided with a separate fill pipe which shall be carried below the discharge line in the tank or otherwise trapped to prevent escape of oil vapor. The fill pipe shall be made up with screwed or flanged fittings securely held in place and shall be oil tight. Each fill pipe shall be provided with a receiver terminal or fill box or casing provided with means for locking and located as remote as practicable from any building opening or subway grating. Where the fill box terminal is below the level of the top of the tanks, the fill pipe shall terminate at the top of the tank; a check valve and a gate valve shall be installed in the fill box terminal (at the tank).

[(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) The fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) The fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.]

Section 6. Vent Pipes.

(a) An open, galvanized or painted iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ($1\frac{1}{4}$) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direc-

tion of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

Section 7. Return [Pipes] Line from Burners.

Return lines from burners, where [necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank.] used, shall not be smaller in diameter than the discharge outlet from the pump. They shall be connected into the supply line near the pump or into the storage tank without shut-off valve in the return line. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

Rule 9. Valves and Control of Flow for Fuel Oil.

[Subdivision A. Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

Subdivision B. Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) A remote control for shutting off the supply of oil to the burners shall be provided.

(c) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve.]

(a) In all installations a shut-off valve shall be provided at or on each burner. Where the top of the storage tank is located above the oil inlet connection to the burner a shut-off valve shall be provided in the supply line inside the building as near the tank as practicable.

(b) In systems where either steam or air is used for atomizing the oil, the oil and atomizing supply shall be interlocked so that in case of interruption of the atomizing supply, the oil will immediately be cut off.

Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure

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This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

Rule 10. Oil Level Indicating Device for [Grade A] Fuel Oil.

[A test well or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.]

(a) Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of fuel oil or vapor. Test wells shall not be permitted in tanks located inside the building. Test wells when located outside the building shall be capped oil tight and kept closed when not in use.

Rule 11. Pumps for Fuel Oil.

[Subdivision A. Grade A Fuel Oil.]

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps, except as otherwise stated in these rules.

[Subdivision B. Grade B Fuel Oil.]

[(a)] (f) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(g) Where a pump is part of a burner unit and is used for atomizing purposes, an additional approved pump may be used without the disconnection of the unit.

[(b)] Pumps shall be of approved design as described in Rule 11A (a).]

Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.

Where an approved burner unit includes a pump as part of the unit, said pump or burner may be disconnected and used in conjunction with any other approved burner or pump.

A remote control shall be provided whereby the flow of oil to the burner can be stopped and such control shall be located either inside or outside the entrance to the room in which the burner is located and as close to such entrance as practicable.

Installations in which burners are located on different floors of a building and are supplied with oil from the same source, a remote control shall be provided on each floor on which burners are located. This remote control to be such that its operation will stop the flow of oil to all burners on that particular floor, and such control shall be located either inside or outside an accessible entrance to the floor or room containing the burners as close to the entrance as practicable.

The damper shall be so constructed that it cannot completely cut off the passage of the flue gases at any time.

Adequate ventilation at least equivalent to area of the smoke pipe at the point where it enters the flue shall be provided in all rooms in which burners are installed.

Rule 13. General Devices for [Grade A] Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

Rule 15. Operation of Plant Other Than Domestic Installation Using [Grade A] Fuel Oil.

No fuel oil burning plant, other than domestic installations, shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

[This certificate of fitness will be required for all Grade A installations, and Grade B installations in dwellings for more than two families and in commercial plants. This requirement as to Grade A installations shall not apply to dwellings of less than three families equipped with Grade B installations using Grade A oil.]

Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil installation shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

Rule 17. Auxiliary Tanks for [Grade B] Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal brace.

(d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with the requirements for the protection of a storage tank other than the enclosure.

Rule 18. Pilot Light.

Automatic systems unless electrically ignited shall be designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

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Rule 19. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device to be installed may generate.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

Rule 20. Fire Protection [for Grade A and B oil in Domestic Installations] in dwellings, [occupied by not more than two families and in] old [law tenements occupied by three or more families in] and new law tenements, [and in] commercial and industrial plants.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied exclusively by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace or boiler shall be covered with approved fire retarding material and the ceiling, except it be of fireproof construction, and within two (2) feet of the top of the furnace or boiler, shall be protected with approved fire retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace or boiler, except that when the top of furnace or boiler is within six (6) inches of a combustible ceiling the ceiling shall be protected with two layers of approved fire retarding material with one inch air space between layers, and any combustible ceiling, partition or other combustible material within nine (9) inches of any smoke pipe shall be covered with approved fire retarding material extending at least one (1) foot beyond each side of the smoke pipe. [In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing fireproof doors.]

(c) In old and new law tenement houses, [or in] commercial and industrial plants [the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard only, and shall be ventilated to the outer air.] of non-fireproof construction the heating apparatus and oil burning device shall be located in an enclosure, the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with any opening therein protected with self-closing fireproof door the sill of which shall be not less than twelve (12) inches above boiler room floor level; and the ceiling of the enclosure if not of fireproof construction shall be protected with approved fire retarding material, except that when the top of the furnace or boiler is within twelve (12) inches of a combustible ceiling,

the ceiling shall be protected with two (2) layers of approved fire retarding material with one (1) inch air space between layers, any vertical openings extending in the boiler room proper to be protected with self-closing fireproof doors and four (4) inch partition of approved fireproof material, said enclosure shall be ventilated to the outer air. Any smoke pipe within eighteen (18) inches of a combustible ceiling, partition, or other combustible material, the ceiling, partition, or other combustible material, shall be protected with approved fire retarding material extending at least one (1) foot beyond each side of the smoke pipe. All vertical openings in old law tenement houses shall be protected in cellar with fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors.

(d) In new law tenement houses, commercial and industrial plants of fireproof construction the heating apparatus and oil burning device shall be located in an enclosure constructed of fireproof material not less than four (4) inches in thickness with any opening therein protected with self-closing fireproof door, said enclosure shall be ventilated to the outer air.

(e) Furnished room houses, boarding houses and non-housekeeping apartments, dormitories and day nurseries and similar occupancies with not more than ten (10) sleeping rooms, also convents, rectories, monasteries and churches, the fire protection shall be the same as that required for dwellings occupied exclusively by not more than two families.

(f) Dwellings occupied by not more than two (2) families and stores the occupancy of which is considered hazardous and requires a permit from the fire department, except stores for which a permit is required for the use and operation of soda water fountains, furnished room and boarding houses, non-housekeeping apartments, dormitories, day and night nurseries, with more than ten (10) sleeping rooms and similar occupancies, the fire protection shall be the same as that required for old law tenement houses.

[Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.]

(g) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

Rule 21. Systems Prohibited [Where Grade B Fuel Oil Is Used.]

The use of auxiliary tanks between pump and burner unit of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or force systems, are prohibited. Pressure in storage tanks for the purpose of discharging oil are prohibited.

Rule 22. Use of [Grade A or Grade B] Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner.

WILLIAM E. WALSH, Chairman.
WILLIAM I. O'GORMAN, Secretary.

PROGRESS REPORT

DOCKET.		DISPOSITION OF CASES.	
Cases pending December 31, 1927.....	669	Withdrawn	148
Cases filed up to October 10, 1928.....	778	Dismissed	67
Restored to calendar.....	66	Denied	229
		Granted	2
		Granted on condition.....	409
		Appliances approved.....	38
		Appliances dismissed, disapproved or withdrawn....	23
		Rules approved.....	3
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	168	Requests to reopen granted.....	146
Requests to amend.....	34	Requests to reopen denied.....	21
Requests for modification.....	13	Requests to amend granted.....	33
Requests to rescind.....	4	Requests to amend denied.....	0
Requests for extension of time.....	80	Requests for modification granted.....	10
Requests for extension of permit.....	9	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	4
Requests for approval of plans.....	25	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	28
Requests for interpretation.....	5	Requests for extension of time denied.....	2
Total	1801	Requests for extension of permit granted.....	6
Disposed of.....	1207	Requests for extension of permit denied.....	1
Cases pending October 10, 1928.....	594	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	24
		Plans disapproved.....	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	3
		Requests withdrawn or dismissed.....	2
		Total	1207

(Continued from page 1011)

the building, having fireproof openings along the course thereof, extending from the second story balcony to roof, and stationary iron drop ladder in adjoining yard at south; ROOFS of adjoining buildings: 4 stories higher at west; 3 stories higher at east; and

WHEREAS, the petitioner claims that the windows on rear fire escape when open have a clearance of 4 feet 6 inches by 3 feet to 4 feet 2 inches by 4 feet 6 inches in width; that similar orders pertaining to the fire escape were issued by the fire department in August of 1918 and were subsequently modified; furthermore, the petitioner contends that the exits are adequate in that the rear party wall fire escape serves as a horizontal exit from one building to the other at each story; and

WHEREAS, the stairways are subdivided by walls of approved masonry from the front area and there is a party wall fire escape;

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted as to items 3 and 4, and denied as to other items, on condition that connecting stairways, not more than 60 degrees, shall be provided; that a stairway shall be provided from the lowest balcony to yard in rear, with egress to adjoining premises directly to the rear; that the occupancy shall be limited to 50 per cent of the legal capacity of each stairway in each building, with the exception of the westerly section, second story, in which the occupancy shall not exceed 25 persons at any one time; that the building shall be not increased in height or area, and this variation is granted so long as conditions as to occupancy and use remain substantially unchanged.

Adjourned, 4.15 p. m.

WILLIAM J. O'GORMAN, Secretary.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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OCTOBER 23, 1928

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No. 43

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, October 23, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, October 30, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

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Reserve Calendar.

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Notice of Public Hearing on Amendments to Fuel Oil Rules.

Progress Report.

LIBRARY OF THE

OCT 29 1928

UNIVERSITY OF ILLINOIS

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

CALENDAR

DOCKET.

New Cases Filed up to October 17, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
795-28-BZ.....	T.H.D.....	1316 41st st., Bklyn., Alt. 887-28
794-28-A.....	F.D.....	51 Ocean Parkway, Bklyn., F-10718
793-28-BZ.....	B.B.Bx....	3369 East Tremont ave., Bx., S. A. 1454-28
792-28-BZ.....	F.D.....	Northwest corner of Hyman blvd. & Gunyon ave., Oak- wood, Rich., Alt. 1521-28
791-28-BZ.....	B.B.Q....	7825 Kew Forest lane, Kew Gardens, Q., Alt. 4034-28
790-28-S.....	F.D.....	23-25 E. 26th st., Man., L. D. 43533 & 43535
789-28-S.....	F.D.....	62 John st., Man., L. D. 43771
788-28-BZ.....	B.B.B....	925-933 Liberty ave., Bklyn., Applic. 16327-28
787-28-A.....	F.D.....	467-479 Troutman st., Bklyn., F-38072
786-28-A.....	B.B.Bx....	88 W. 164th st., Bx., Alt. 562-1925
785-28-BZ.....	B.B.B....	1574-1584 Coney Island ave., Bklyn., Applic. 16145-28
784-28-BZ.....	B.B.M....	305-309 E. 80th st., Man., Alt. 805-28
783-28-A.....	F.D.....	1 Willoughby st., Bklyn., F-37439
782-28-A.....	F.D.....	1-11 Nassau ave., Bklyn., Alt. 763-27
781-28-A.....	F.D.....	309-313 Greenwich st., Man., L. C. 45067
780-28-SA.....	F.D.....	Jenkins Fire Line Valve, W.P. 500, Appliance
779-28-SA.....	F.D.....	Jenkins Fire Line Valve, W.P. 300, Appliance
<i>Restored to Calendar.</i>		
1073-27-S.....	H.D.....	211 Himrod st., Bklyn., Sanitary Certificate

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, OCTOBER 23, 1928, AT 2 P. M.

Building Zone Cases.

523-28-BZ.
APPLICANT—Emil Guterman, for Herman Schlossman,
owner.

PREMISES—16806-16808 Union Turnpike, south side,
40.22 ft. east of 168th street (Ackroyd avenue),
Hillcrest, Borough of Queens.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

333-28-BZ.
APPLICANT—John Caldwell Myers, for Gilt Edge Corp.,
owner.
PREMISES—2245 Grand Concourse, west side, 97.02 ft.
north of East 182nd street, The Bronx.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a residence district the erection and main-
tenance of a building to be occupied as stores on
the first story and as dwellings above.

546-28-BZ.
APPLICANT—John J. Dunnigan, for Harris Lubelsky,
owner.
PREMISES—2810 Westchester avenue, east side, 133.40 ft.
north of Middletown road, The Bronx.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

133-28-BZ.
APPLICANT—340 West 57th Street Corp., owner.
PREMISES—229-235 East 85th street, Manhattan.
APPLICATION, under sections 7e and 21 of the building
zone resolution,
TO PERMIT in a business district the erection and main-
tenance of a garage for the storage of more than
five (5) motor vehicles.

547-28-BZ.
APPLICANT—John J. Dunnigan, for F. Billotto, owner.
PREMISES—3534 Holland avenue, east side, 59.31 ft.
north of East 211th street, The Bronx.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a residence district the alteration and con-
version of an existing dwelling to a business use
(store) on the basement story.

548-28-BZ.
APPLICANT—John J. Dunnigan, for Samuel Thau, owner.
PREMISES—2548 White Plains avenue, The Bronx.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the change of occupancy
of an existing building to a motor vehicle repair
shop.

217-28-BZ.
APPLICANT—Henry J. Nurick, for Abraham J. Bern-
stein and Jacob Bernstein, owners.
PREMISES—1006-1010 Broadway, Brooklyn.
APPLICATION, under sections 7e and 21 of the building
zone resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

279-28-BZ.
APPLICANT—Egan & Ittelson, for Stephen-Thouret Hold-
ing Co., Inc., owner.
PREMISES—206-210 West 77th street, Manhattan.
APPLICATION, under sections 7e and 21 of the building
zone resolution,

CALENDAR

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

360-28-BZ.

APPLICANT—Alfred J. Boulton, for Samuel Mazzarell and Angelina Mazzarell, owners.

PREMISES—2303-2311 Gravesend avenue, east side, 121.5 ft. north of Gravesend Neck road, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

393-28-BZ.

APPLICANT—Charles M. Carnelli, for Catherine Geoghegan, owner.

PREMISES—404 13th street, south side, 147.50½ ft. east of Seventh avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the change of occupancy from a storage warehouse to a wet wash laundry.

422-28-BZ.

APPLICANT—A. L. M. Development Corp., owner.

PREMISES—1817-1819 Avenue M, Brooklyn.

APPLICATION, under sections 7b, 7c and 21 of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a theatre building.

534-28-BZ.

APPLICANT—William H. Bulkley, for Joseph A. Palma, owner.

PREMISES—5869 Amboy road, north side, 550 ft. from Foster avenue, Princes Bay, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for more than five (5) motor vehicles and a gasoline service station.

738-28-BZ.

APPLICANT—Frank Wall, for Southfield Coal and Ice Co., Inc., owner.

PREMISES—East side of North Railroad avenue, between Liberty and Buel avenues, Dongan Hills, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of silos for the storage and distribution of coal.

OCTOBER 23, 1928, 10 A. M.

Appeals from Administrative Orders.

415-28-A—102-110 Attorney street, Manhattan.

417-28-A—263-281 Seventh avenue, 165-173 West 25th street and 158-162 West 26th street, Manhattan.

436-28-A—714-722 Metropolitan avenue, Brooklyn.

458-28-A—64 West 48th street (14th floor), Manhattan.

476-28-A—235-245 Sixth avenue and 109 West 15th street, Manhattan.

483-28-A—218 East 28th street, Manhattan.

489-28-A—614-616 West 49th street, Manhattan.

504-28-A—425-447 Coney Island avenue, Brooklyn.

505-28-A—206-208 West 43rd street, Manhattan.

506-28-A—2406-2424 86th street, Brooklyn.

520-28-A—3201 Queens boulevard, northeast corner of 32nd place, Long Island City, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 23, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 139-28-BZ—Application, February 14, 1928, under section 21 of the building zone resolution, of The Grace Club, Inc., applicant and owner, to permit, partly in a business district and partly in a residence district, the maintenance of a building occupied as a restaurant on the basement story; premises 147-151 East 21st street, Manhattan.

CAL. NO. 160-28-BZ—Application, February 24, 1928, under section 21 of the building zone resolution, of Edward J. Bausch, applicant, on behalf of Feinborough Homes, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Margaret place (Trotting Course lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

CAL. NO. 309-28-BZ—Application, April 4, 1928, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of B. M. Maltz & Sons, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2323-2331 Flatbush avenue, northeast corner of Utica avenue, Brooklyn.

CAL. NO. 177-28-BZ—Application, February 29, 1928, under section 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Nathan Adelman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 224 Humboldt street, southeast corner of Scholes street, Brooklyn.

CAL. NO. 341-28-BZ—Application, April 12, 1928, under sections 7a, 7b, 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Nathan Levy, owner, to permit the extension, from a business district into a residence district, of an existing business building; premises 771-773 East Tremont avenue, north side, 100.18 ft. east of Prospect avenue, The Bronx.

CAL. NO. 268-28-BZ—Application, March 27, 1928, under sections 7g and 21 of the building zone resolution, of William Richter, applicant, on behalf of Henry C. Behrens, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 878-886 Gravesend avenue, west side, 160 ft. south of Avenue F, Brooklyn.

CALENDAR

CAL. NO. 407-28-BZ—Application, April 30, 1928, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Mere Holding Corp., owner, to permit the extension, from a business district into a residence district, of a proposed business building (stores); premises west side of Morrison avenue, 100 ft. south of Westchester avenue, The Bronx.

CAL. NO. 267-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of Joseph D. Nunan, Jr., applicant, on behalf of I. & D. Realty Corp., owner, to permit in an "E" area and residence district the erection and maintenance of attached private residences omitting the side yard required under the building zone resolution; premises southeast corner of Reeds lane and Coles lane and southeast corner and southwest corner of Central place and Coles lane, Far Rockaway, Borough of Queens.

CAL. NO. 292-28-BZ—Application, April 2, 1928, under section 21 of the building zone resolution, of Morris M. Polansky, applicant, on behalf of Abraham Scher, owner, to permit in a residence district the erection and maintenance of a building to be used as a store on the first story and as dwellings above; premises 4430 Seton avenue, east side, 275.07 ft. north of Nereid avenue, The Bronx.

CAL. NO. 305-28-BZ—Application, April 3, 1928, under section 21 of the building zone resolution, of Rosenson & Lorence, applicants, on behalf of Causeway Boulevard Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 160-46 to 160-54 Woodhaven boulevard and 92-09 to 92-15 161st avenue (Grimm avenue), northwest corner, Howard Beach, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 23, 1928, 2 P. M.

Appeals from Administrative Orders.

290-28-A—146-150 West 34th street and 141-153 West 33rd street, Manhattan.

437-28-A—615-627 West 49th street and 624-628 West 50th street, Manhattan.

465-28-A—850 ft. south of Goethal Bridge and 6,000 ft. east of Arthur Kill, Borough of Richmond.

469-28-A—124 Bleecker street, Manhattan.

552-28-A—880-890 Columbus avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, October 23, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 240-28-BZ—Application, March 20, 1928, under sections 7a and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Geraldine Norton,

owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 3502 Far Rockaway boulevard, 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Borough of Queens.

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

CAL. NO. 540-27-BZ—Application, May 16, 1927, under sections 7g and 21 of the building zone resolution, of F. Matthew Buermann, applicant, substituted for Henry J. Nurick, on behalf of Abraham Goldinger, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises 725-727 Bedford avenue, Brooklyn.

CAL. NO. 29-28-BZ—Application, January 13, 1928, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Isidor Dunitz, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1952-1956 Eastern Parkway Extension, east side, 5 ft. 1½ in. north of Truxton street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, OCTOBER 26, 1928, AT 2 P. M.

SPECIAL MEETING.

Rules.

217-21-SR—Fuel Oil Rules, amendments to.

CALL OF CLERK'S CALENDAR

TUESDAY, OCTOBER 30, 1928, 2 P. M.

Building Zone Cases.

470-28-BZ.

APPLICANT—Alfred McCoy, for Anna McCoy, owner.
PREMISES—Southwest corner of Rockaway boulevard and 149th street, South Ozone Park, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

CALENDAR

526-28-BZ.

APPLICANT—James W. Byrnes, for Stefano Lopicollo, owner.

PREMISES—Southeast corner of Nassau boulevard and 174th street, Flushing Heights, Borough of Queens.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

553-28-BZ.

APPLICANT—J. W. Cytryn, for Cono Liguori, owner.

PREMISES—224 Essex street, Brooklyn.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT the extension, from an unrestricted district into a residence district, of a proposed extension to an existing laundry building.

204-28-BZ.

APPLICANT—Philip Tague, owner.

PREMISES—167-171 Washington avenue, east side, 80 ft. north of Myrtle avenue, Brooklyn.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

347-28-BZ.

APPLICANT—McCooley & Conroy, for Samuel Koff, owner.

PREMISES—1293-1311 Gravesend avenue, northeast corner of Bay Parkway, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

214-28-BZ.

APPLICANT—Frank Fredel, for Gerfree Realty Co., owner.

PREMISES—1338-1350 East 2nd street, west side, 100 ft. north of Avenue M, and 1483-1485 Gravesend avenue, east side, 100 ft. north of Avenue M, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

1059-26-BZ.

APPLICANT—The John C. Wandell Co., for Sara G. Thomas, owner.

PREMISES—153-10 to 153-16 Kissena road, northwest corner of West avenue, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

578-28-BZ.

APPLICANT—Kleinert & Klie, for Florence Cohn, owner.

PREMISES—1419-1423 Broadway, east side, 40 ft. south of Woodbine street, Brooklyn.

APPLICATION, under section 7c of the building zone resolution,

TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.

256-28-BZ.

APPLICANT—Philip Steigman, for Leviathan Holding Co., Inc., owner.

PREMISES—1601 University avenue, northwest corner of West 174th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy of the first story of an apartment house from dwelling use to stores.

361-28-BZ.

APPLICANT—1325 Madison Avenue Corp., owner.

PREMISES—341 Lexington avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and change of occupancy in part from residence to a business use.

643-28-BZ.

APPLICANT—John J. Curtin, for Reylex Corp., lessee (67 year lease).

PREMISES—399-413 Lexington avenue, 139-143 East 42nd street and 130-140 East 43rd street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a one and one-half times height district and partly in a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the building zone resolution.

384-28-BZ.

APPLICANT—John Morrison and Marie Morrison, owners.

PREMISES—2737 27th street, east side, 186 ft. north of 30th avenue (also known as 20 Cooper street), Astoria, Borough of Queens.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the alteration and extension in area and height of a dry cleaning factory building.

OCTOBER 30, 1928, 10 A. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

521-28-A—West side of 121st street (Spruce street), 250 ft. south of Jamaica avenue, Richmond Hill, Borough of Queens.

544-28-A—53-57 West 14th street and 54-56 West 15th street, Manhattan.

550-28-A—309-311 East 22nd street, Manhattan.

569-28-A—1005 East 180th street, The Bronx.

570-28-A—2137 Boston road, The Bronx.

633-28-A—62 Orchard street, Manhattan.

635-28-A—Southwest corner of Smith street and Sigourney street, Brooklyn.

639-28-A—2000-2010 Broadway and 121-125 West 68th street, northeast corner, Manhattan.

498-28-A—8907-8917 Metropolitan avenue and 8944 Central avenue (Cooper avenue), Middle Village, Borough of Queens.

456-28-A—247-251 Third avenue, Manhattan.

CALENDAR

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 30, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 108-28-BZ—Application, February 3, 1928, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of 4510 Broadway Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1550 Jerome avenue, east side, 241.79 ft. south of Mount Eden avenue, The Bronx.

CAL. NO. 327-28-BZ—Application, April 7, 1928, under sections 7c, 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Necara Holding Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and showroom; premises 8124-8202 18th avenue, Brooklyn.

CAL. NO. 377-28-BZ—Application, April 20, 1928, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Valley Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 998 Sound View avenue, The Bronx.

CAL. NO. 382-28-BZ—Application, April 23, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Abe Schiller, owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a gasoline service station; premises 22601-22605 Northern boulevard (Jackson avenue), northeast corner of 226th street, Bayside, Borough of Queens.

CAL. NO. 389-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Minnie Weber, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2385-2393 Utica avenue, Brooklyn.

CAL. NO. 406-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Anna Stanaitis, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 53-16 to 53-20 Metropolitan avenue and 301-305 Grandview avenue, northeast corner, Ridgewood, Borough of Queens.

CAL. NO. 569-27-BZ—Application, May 20, 1927, under sections 7g and 21 of the building zone

resolution, of William F. Doyle, applicant, on behalf of Delaney & Otten Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southeast corner of Fourth avenue and 12th street, Brooklyn.

CAL. NO. 438-28-BZ—Application, May 10, 1928, under sections 7c and 21 of the building zone resolution, of Morris & Morris, applicants, on behalf of Francis Rosenthal, owner, to permit in a residence district the erection and maintenance of a business building; premises 8202-8212 20th avenue and 1984 82nd street, southwest corner, Brooklyn.

CAL. NO. 362-28-BZ—Application, April 18, 1928, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of S. & L. Building Corp., owner, to permit in a residence district, extending from a business district, an alteration and change of a portion of the basement story from storage to a business occupancy; premises 2665 Grand Concourse, northwest corner of East Kingsbridge road, The Bronx.

CAL. NO. 557-28-BZ—Application, June 22, 1928, under section 21 of the building zone resolution, of William R. White, applicant, on behalf of Richard Carroll, Inc., owner, to permit in a residence district the erection and maintenance of sixteen (16) one-car garages and a gasoline service station; premises 2717 Reservoir avenue, The Bronx.

CAL. NO. 364-28-BZ—Application, April 19, 1928, under section 21 of the building zone resolution, of Levy & Berger, applicants, on behalf of Carolyn Miller, owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 5720-5728 Kings Highway, northeast corner of East 57th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 30, 1928, 2 P. M.

Petitions for Variations.

- 308-28-S—19 Park place and 16 Murray street, Manhattan.
- 319-28-S—235-247 East 45th street, north side, 100 ft. west of Second avenue, Manhattan.
- 508-28-S—268-270 West 125th street and 267-269 West 124th street, Manhattan.
- 331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.
- 529-28-S—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.
- 549-28-S—3302-3320 Anable avenue, Long Island City, Borough of Queens.
- 391-28-S—Foot of Montague street, Warehouse No. 57, Brooklyn.

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147-28-S—128-134 West 30th street, Manhattan.

420-28-S—68-72 Washington street and 44 West street, Manhattan.

457-28-S—247-251 Third avenue, Manhattan.

Appliances Submitted for Approval.

443-28-SA—Kres-Kno Oil Burner, approval of.

427-28-SA—Arco Metal Pipe, approval of.

515-28-SA—Jenkins 4 in. Swing Check Valve, approval of.

516-28-SA—Jenkins 6 in. Swing Check Valve, approval of.

517-28-SA—Jenkins 8 in. Swing Check Valve, approval of.

697-28-SA—Acme Fire Alarm Signal System, approval of.

CALL OF CLERK'S CALENDAR

WEDNESDAY, NOVEMBER 7, 1928, AT 2 P. M.

Building Zone Cases.

335-28-BZ.

APPLICANT—S. Robert Putterman, for Celia Rosoff, owner.

PREMISES—516-522 Sheepshead Bay road, southeast corner of West 5th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

337-28-BZ.

APPLICANT—Emil Guterman, for William J. Shuttleworth, owner.

PREMISES—Southwest corner of Liberty avenue and Redding street, Woodhaven, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy of an existing five (5) car garage to a motor vehicle repair shop.

386-28-BZ.

APPLICANT—Julius Eckman, for Jack M. Hoffman, owner.

PREMISES—West side of Flatbush avenue, 120 ft. south of Avenue R, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

387-28-BZ.

APPLICANT—Julius Eckman, for Stollkester Holding Co., owner.

PREMISES—1445-1455 East 29th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a gasoline service station.

405-28-BZ.

APPLICANT—David L. Malbin, for Pasquale Sabbarese and Antonetta Sabbarese, owners.

PREMISES—387 Hawthorne street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

426-28-BZ.

APPLICANT—Herman Gainsboro, for Hargain Construction Corp., owner.

PREMISES—South side of Northern boulevard, 468.53 ft. east of 159th street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

568-28-BZ.

APPLICANT—Thomas Moore, for Axel L. Anderson, owner.

PREMISES—226 East 31st street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house with stores on the first story.

573-28-BZ.

APPLICANT—John J. Dunnigan, for Charles J. Breitenbach, owner.

PREMISES—661 East 161st street, north side, 100 ft. west of Trinity avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension to an existing bakery building.

575-28-BZ.

APPLICANT—William F. Doyle, for Masonry Waterproofing Co., Inc., owner.

PREMISES—299-325 Herkimer street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

660-28-BZ.

APPLICANT—Benj. Driesler, Jr., for Realty Associates, owner.

PREMISES—130-138 Brighton Beach avenue, south side, 110.8 ft. west of Calm street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

NOVEMBER 7, 1928, 10 A. M.

Appeals from Administrative Orders.

379-28-A—1556-1560 Broadway and 157-165 West 46th street, Manhattan.

228-28-A—805-821 St. Marks avenue, Brooklyn.

303-28-A—58-72 Wallabout street, Brooklyn.

328-28-A—560-562 Broadway, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, November 7, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 211-28-BZ—Application, March 8, 1928, under section 21 of the building zone resolution, of William A. Schroeder, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north side of

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Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.

CAL. NO. 395-28-BZ—Application, April 25, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Weis Buck Garage Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1139 Prospect avenue and 153 Terrace place, northeast corner, Brooklyn.

CAL. NO. 435-28-BZ—Application, May 9, 1928, under sections 21 and 7c of the building zone resolution, of Edward P. Doyle, applicant, on behalf of James P. Walsh, owner, and Pancliff Holding Corp., lessee, to permit in a residence district, extending from a business district, the alteration and conversion of a dwelling into a store and dwelling; premises 141 West 69th street, Manhattan.

CAL. NO. 441-28-BZ—Application, May 12, 1928, under section 21 of the building zone resolution, of Corn-Kelly Corp., applicant and owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises 501-529 Avenue P, north side, between East 5th street and Ocean Parkway, Brooklyn.

CAL. NO. 451-28-BZ—Application, May 17, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alexander Ginsburg, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1969-1979 Cropsey avenue and 8796-8818 20th avenue, northwest corner, Brooklyn.

CAL. NO. 394-28-BZ—Application, April 23, 1928, under section 21 of the building zone resolution, of Harry B. Kelter, applicant, on behalf of Max Epstein, owner, to permit in a business district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 16221 Willets Point boulevard and 15-02 Utopia Parkway, southwest corner, Whitestone, Borough of Queens.

CAL. NO. 540-28-BZ—Application, June 15, 1928, under section 21 of the building zone resolution, of J. G. Shea, applicant, on behalf of Arthur T. Doyle and Martin Linsky, owners, to permit the erection of a garage for more than five (5) motor vehicles in a residence district; premises 70-01 36th avenue and 35-41 Kittay street (Sprague street), northeast corner, Woodside, Borough of Queens.

CAL. NO. 460-28-BZ—Application, May 18, 1928, under section 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of Reuben Schwartzberg, owner, to permit in a business district the change of occupancy of an existing garage for the storage of five (5) motor vehicles

to a motor vehicle repair shop; premises 1073 Willoughby avenue, Brooklyn.

CAL. NO. 231-28-BZ—Application, March 15, 1928, under section 21 of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of James Macbeth, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-44 Sutphin boulevard), Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 7, 1928, 2 P. M.

Petitions for Variations.

- 563-28-S—211 West 19th street, Manhattan.
- 581-28-S—88 Chambers street, Manhattan.
- 551-28-S—880-890 Columbus avenue, Manhattan.
- 1073-27-S—211 Himrod street, Brooklyn.
- 183-28-S—1171-1199 Manhattan avenue, Building No. 2, Brooklyn.
- 184-28-S—1155-1169 Manhattan avenue, Building No. 4, Brooklyn.

Appliance Submitted for Approval.

- 584-28-SA—Noiseless Nokol Rotary Type Burner, approval of.

NOVEMBER 13, 1928, 10 A. M.

Appeals from Administrative Orders.

- 431-28-A—5-7 East 42nd street, Manhattan.
- 433-28-A—1762-1764 Boston road, southeast corner of East 174th street, The Bronx.
- 474-28-A—533-545 Fulton street, Brooklyn.
- 475-28-A—212 West 91st street and 2448-2458 Broadway, southeast corner, Manhattan.
- 412-28-A—1493-1501 Broadway, Manhattan.
- 518-28-A—256-258 West 34th street, Manhattan.
- 535-28-A—186-200 Plymouth street and 199-213 Water street, Manhattan.
- 539-28-A—354-358 Jackson avenue, The Bronx.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 13, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 369-28-BZ—Application, April 19, 1928, under sections 7b and 7c of the building zone resolution, of Charles Kreymborg and Son, applicants, on behalf of Lojo Realty Co., Inc., owner, to permit in a residence district, extending from a business district, the erection of an apartment house with stores on the first story; premises 110-118 East 157th street and 745-759 Gerard avenue, southwest corner, The Bronx.

CAL. NO. 461-28-BZ—Application, May 18, 1928, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on be-

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half of Lewol Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 533-543 Glenmore avenue and 241-245 Van Sicklen avenue, northeast corner, Brooklyn.

CAL. NO. 477-28-BZ—Application, May 22, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Roman Catholic Church of The Holy Spirit, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a business building (stores); premises southwest corner of Burnside avenue and Grand Concourse, The Bronx.

CAL. NO. 499-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Farlow Associates, Inc., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Undercliff avenue and West 175th street, The Bronx.

CAL. NO. 500-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Fort Lee Ferry Garage, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northwest corner of Bailey avenue and West Kingsbridge road, The Bronx.

CAL. NO. 501-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Patrick J. Murphy, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of

Cedar avenue and West Tremont avenue, The Bronx.
WILLIAM E. WALSH, *Chairman*.

NOVEMBER 13, 1928, 2 P. M.

Petitions for Variations.

- 425-28-S—207-209 East 120th street, Manhattan.
445-28-S—1489 Park avenue, Manhattan.
543-28-S—48-50 West 21st street, Manhattan.
398-28-S—814-826 Eighth avenue and 246 West 50th street, Manhattan.

NOVEMBER 20, 1928, 10 A. M.

Appeals from Administrative Orders.

- 576-28-A—628-642 Amboy street, northwest corner of East 98th street, Brooklyn.
577-28-A—806-808 Broadway and 104 Fourth avenue, Manhattan.
580-28-A—1 East 57th street, northeast corner of Fifth avenue, Manhattan.
582-28-A—892 Atlantic avenue, Brooklyn.
583-28-A—152 Lawrence street, Brooklyn.
334-28-A—166 East 73rd street, Manhattan.
541-28-A—2866-2870 Third avenue, The Bronx.
365-28-A—50 West 57th street, Manhattan.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 20, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

WILLIAM E. WALSH, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 16, 1928

Present: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.

The minutes of the regular meeting of the board, held on Tuesday morning, October 9, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, October 9, 1928, were approved as printed in the Bulletin, No. 42, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

290-28-A.

APPELLANT—Joseph J. Furman, for Penn Arcade Realty Corp., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—146-150 West 34th street and 141-153 West 33rd street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

ACTION OF BOARD—Laid over to October 23, 1928, at 2 p. m., on request of appellant's representative.

437-28-A.

APPELLANT—Joseph C. Schaeffler, for Borden's Farm Products Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—615-627 West 49th street and 624-628 West 50th street, Manhattan.

APPEARANCES—

For Appellant: Joseph C. Schaeffler.

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ACTION OF BOARD—Laid over to November 7, 1928, at 10 a. m., on request of appellant.

465-28-A.

APPELLANT—Gulf Refining Company, owner.
SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—850 feet south of Goethal Bridge and 6,000 feet east of Arthur Kill, Richmond.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to October 23, 1928, at 2 p. m.

469-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Bleecker & Wooster Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—124 Bleecker street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

ACTION OF BOARD—Laid over to October 23, 1928, at 2 p. m.

552-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Goodwin & Goodwin, lessees.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—880-890 Columbus avenue, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

ACTION OF BOARD—Laid over to October 23, 1928, at 2 p. m.

464-28-A.

APPELLANT—William F. Regan, for Freibro Realty Corporation, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—2109-2125 Westbury court, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

468-28-A.

APPELLANT—Frank A. Holby Corp., for Attica Film Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—544-546 West 43rd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

493-28-A.

APPELLANT—Petroleum Heat & Power Co., for Adipod Realty Co., Inc., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—248-67 62nd avenue (Clinton avenue), west side, 800 feet from East Alley road, Douglaston, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

400-28-A.

APPELLANT—Petroleum Heat & Power Co., for Varick-Van Dam Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—31-41 Van Dam street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

399-28-A.

APPELLANT—Petroleum Heat & Power Co., for Little Italy Association, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—146-148 Union street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

366-28-A.

APPELLANT—Petroleum Heat & Power Co., for Church of Our Lady of Angels, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—2865 Claflin avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

356-28-A.

APPELLANT—Petroleum Heat & Power Co., for Clinton Enterprise Corp., Inc., owner.

SUBJECT—Appeal from decision of the fire commissioner.

MINUTES

PREMISES AFFECTED—708-716 East Tremont avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

355-28-A.

APPELLANT—Petroleum Heat & Power Co., for Cord Meyer Development Co., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—1080-1086 Continental avenue, west side of Continental avenue, north of Harvest to Ibis streets, Forest Hills, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

354-28-A.

APPELLANT—Petroleum Heat and Power Co., for Shapco Construction Co., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—216-218 West 30th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

353-28-A.

APPELLANT—Petroleum Heat & Power Co., for Flatbush Avenue and Nevins Street Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—10-40 Flatbush avenue, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

307-28-A.

APPELLANT—Petroleum Heat & Power Co., for Lakefield Holding Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—1700-1710 Andrews avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

306-28-A.

APPELLANT—Petroleum Heat & Power Co., for Kingan Provision Co., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—720 Brook avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

302-28-A.

APPELLANT—Petroleum Heat and Power Co., for R. C. Williams, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—502 West 26th street and 259-273 Tenth avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

271-28-A.

APPELLANT—Petroleum Heat & Power Co., for Miss Chapin's School, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—100-106 East End avenue and 541-547 East 84th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

280-28-A.

APPELLANT—Petroleum Heat and Power Co., for Serden Realty Co., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—629-641 Ocean parkway, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

MINUTES

281-28-A.

APPELLANT—Petroleum Heat and Power Co., for Serden Realty Co., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—645-655 Ocean Parkway, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

340-28-A.

APPELLANT—Petroleum Heat & Power Co., for Lakefield Holding Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—1774 Andrews avenue, southwest corner of Tremont avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

367-28-A.

APPELLANT—Petroleum Heat & Power Co., for Colonial Bank, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—416-418 West 42nd street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

372-28-A.

APPELLANT—Petroleum Heat & Power Co., for Brooklyn Law School, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—373 Pearl street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

401-28-A.

APPELLANT—Petroleum Heat and Power Co., for Broadway and 94th Street Realty Co., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—2528 Broadway, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

490-28-A.

APPELLANT—Petroleum Heat & Power Co., for Lakefield Holding Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—Southeast corner of Leggett avenue and Dupont street, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

560-28-A.

APPELLANT—Petroleum Heat & Power Co., for Varick Dominick Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—119-123 Varick street and 26-30 Dominick street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Written request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

710-28-A.

APPELLANT—Petroleum Heat and Power Co., for City Construction Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—134-136 Waverly place and 75 Sixth avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Request to withdraw read. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

430-28-A.

APPELLANT—David Kaufman, for Alida Realty Corporation, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—87-15 Britton avenue, northwest corner of Elbertson street, Jackson Heights, Borough of Queens.

APPEARANCES—

For Appellant: David Kaufman.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

MINUTES

Negative 0
Absent: Chairinan Walsh..... 1

THE RESOLUTION—

(430-28-A)

WHEREAS, David Kaufman, for Alida Realty Corp., owner, filed, May 8, 1928, an appeal from an order of the fire commissioner, affecting premises 87-15 Britton avenue, northwest corner of Elbertson street, Jackson Heights, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated April 16, 1928, reads:

"3. Brick up opening now protected by fireproof self-closing door which leads from inside of building to boiler room as per plan 2220-27.

"4. Provide an outside exit with engineer's ladder from boiler room as per F.D. Plan 2220-27.";

and

WHEREAS, the building is non-fireproof, four stories in height, 50 ft. by 87 ft. 6 in. in area; OCCUPIED as a new law tenement, four families on each story; a fuel oil burning system having been installed consisting of a 1,500-gallon outside storage tank buried under yard and connected by piping to an approved May Oil Burner located in the cellar, using Grade A oil; and

WHEREAS, the appellant claims that the burner is located in the boiler room which is entirely enclosed with fireproof materials; that a direct exit to the street is impossible without an expensive alteration; that in case of accident the present exit is adequate.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that an engineer's ladder shall be provided on the south wall of the boiler room leading to an opening 3 ft. 3 in. wide and 24 in. high to Britton avenue; that the extension of the 8-inch brick wall on the south end of the westerly wall of the boiler room shall be provided with a self-closing fireproof door, and *granted on condition* that the fuel oil rules shall be complied with in all other respects.

263-28-A.

APPELLANT—Vincent Libretti, for H. Horn Realty Co., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—648 Broadway, Manhattan.

APPEARANCES—

For Appellant: Vincent Libretti.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(263-28-A)

WHEREAS, Vincent Libretti, for H. Horn Realty Co., lessee, filed, March 26, 1928, an appeal from an order of the fire commissioner, affecting premises 648 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 23, 1928, reads:

"Referring to your application for a permit to drill and ornament articles made of nitro-cellulose material you are hereby notified that such permit cannot be granted because the building is over three stories in height and not of fireproof construction.

"You are therefore hereby ordered to:

"1. Discontinue storing, having, keeping or working any nitro-cellulose material, other than finished articles, on these premises.";

and

WHEREAS, the building is non-fireproof, ten stories (128 ft.) in height, 30 ft. 5 in. by 150 ft. in area; OCCUPIED: 1st story, restaurant; upper stories, tenant factories (manufacture of shirts and millinery), approximately 25 persons per story; appellant occupying space at the northeast portion of the tenth story for the manufacture of celluloid novelties and ornaments; and

WHEREAS, appellant contends that the building is equipped with a sprinkler system and a standpipe system; that the celluloid articles are delivered in finished form and the work done on the premises consists in the decoration of same and setting rhinestones therein; that the maximum amount of celluloid on hand is ten (10) pounds and that the stock is stored in a fireproof cabinet.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that all celluloid used shall be maintained in an approved metal box and that not more than five pounds of celluloid shall be maintained in this portion of the premises at any one time; that the work performed on the celluloid shall be confined to the setting of rhinestones into finished celluloid products; further, *on condition* that the building shall be equipped with a one-source wet sprinkler system; that the celluloid occupancy shall be confined to the top story of the building and that all other requirements of the fire department shall be complied with.

278-28-A.

APPELLANT—Leon Hoffman, for H. Horn Realty Co., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—648 Broadway, Manhattan.

APPEARANCES—

For Appellant: Leon Hoffman.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(278-28-A)

WHEREAS, Leon Hoffman, for H. Horn Realty Co., lessee, filed, March 29, 1928, an appeal from an order of the fire commissioner, affecting premises 648 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 12, 1928 (Order No. 41027-LC), reads:

"Referring to your application for a permit to drill and ornament articles made of nitro-cellulose material you are hereby notified that such permit cannot be granted because the building is over three stories in height and not of fireproof construction.

"You are therefore hereby ordered to

"1. Discontinue storing, having, keeping or working any nitro-cellulose material other than finished articles on these premises.";

and

WHEREAS, the building is non-fireproof, ten stories (128 ft.) in height, 30 ft. 5 in. by 150 ft. in area; OCCUPIED: 1st story, restaurant; upper stories, tenant factories (manufacture of shirts and millinery), approximately 25 persons per story; appellant occupying space at the south center portion of the tenth story for the manufacture of celluloid novelties and ornaments; and

WHEREAS, appellant contends that the building is equipped with a sprinkler and a standpipe system; that the celluloid articles are delivered in finished form and the work done

MINUTES

on the premises consists in the decoration of same and setting rhinestones therein; that the maximum amount of celluloid on hand is ten (10) pounds and that the stock is stored in a fireproof cabinet.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that all celluloid used shall be maintained in an approved metal box and that not more than five pounds of celluloid shall be maintained in this portion of the premises at any one time; that the work performed on the celluloid shall be confined to the setting of rhinestones into finished celluloid products; further, *on condition* that the building shall be equipped with a one-source wet sprinkler system; that the celluloid occupancy shall be confined to the top story of the building and that all other requirements of the fire department shall be complied with.

BUILDING ZONE CASES

569-27-BZ.

APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.

SUBJECT—Application (re decision of the fire commissioner) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied.)

PREMISES AFFECTED—Southeast corner of Fourth avenue and 12th street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Laid over to October 30, 1928, at 10 a. m., for inspection report by a committee of board.

540-27-BZ.

APPLICANT—F. Matthew Buermann, substituted for Henry J. Nurick, for Abraham Goldinger, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—725-727 Bedford avenue, Brooklyn.

APPEARANCES—

For Applicant: F. Matthew Buermann.

For Opposition: Giovanna Cece.

ACTION OF BOARD—Laid over to October 23, 1928, at 2 p. m., on request of applicant.

29-28-BZ.

APPLICANT—Philip J. Sinnott, for Isidor Dunitz, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1952-1956 Eastern Parkway Extension, east side, 5 feet 1½ inches north of Truxton street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Laid over to October 23, 1928, at 2 p. m., on written request of applicant.

231-28-BZ.

APPLICANT—Daniel Campbell, Jr., for James Macbeth, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business dis-

trict the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-44 Sutphin boulevard, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Daniel Campbell, Jr., and Lester S. Abberley.

For Opposition: None.

ACTION OF BOARD—Laid over to November 7, 1928, at 10 a. m., to obtain consents.

178-28-BZ.

APPLICANT—Rosenson & Lorence, for Charles Uhlinger, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2-6 Herbert street and 153-159 Richardson street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Request to withdraw read. Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Com-

missioners Holland and Guilfoyle and

Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

300-28-BZ.

APPLICANT—Edward F. Fox, for Tilles & Haves, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—109-57 to 109-65 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellaire, Borough of Queens.

APPEARANCES—

For Applicant: Edward F. Fox.

For Opposition: Samuel Guller.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Com-

missioners Holland and Guilfoyle and

Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

1-28-BZ.

APPLICANT—John J. Ryan, for Florence M. Steinberg, owner.

SUBJECT—Application for reopening—reconsideration—application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station. Previously denied.

PREMISES AFFECTED—3401 Kingsland avenue, northwest corner of Boston road, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application to reopen laid over to October 23, 1928, at 10 a. m., for full vote of the board.

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THE VOTE TO REOPEN—

Affirmative: Commissioners Holland and Guilfoyle and Deputy Chief Martin.... 3
Negative: Acting Chairman Connell..... 1
Absent: Chairman Walsh..... 1

198-28-BZ.

APPLICANT—Walter Pfaendler, for Lantic Corporation, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—505-517 Pacific street, northeast corner of Third avenue, Brooklyn.

APPEARANCES—

For Applicant: Walter Pfaendler.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(198-28-BZ)

WHEREAS, Walter Pfaendler, for Lantic Corp., owner, filed, March 3, 1928, an application, under the building zone resolution, to permit in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five motor vehicles; premises 505-517 Pacific street, northeast corner of Third avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 16, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Pacific street is in an unrestricted district; Third avenue is in a business and an unrestricted district, and Atlantic avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 14, 1928 (re App. No. 23944-27), reads:

"In view of the fact that this garage was granted by Board of Appeals as per resolution (617-24-BZ) for a two-story garage 100' x 180' in size, proposed extension and additions thereto although in an unrestricted zone designation should be referred back to the Board of Appeals as it will be part of the original structure.

"Denied as contrary to resolution of Board of Appeals as above noted.";

and

WHEREAS, the building is of non-fireproof construction, two stories in height, with a frontage of 180 ft. and a depth of 100 ft.; occupied as a garage for the storage of more than five motor vehicles; it is proposed to erect a two-story extension entirely in the unrestricted district 69 ft. 4 in. by 90 ft. in area; and

WHEREAS, the board deemed that applicant was entitled to the relief requested under section 7c of the building zone resolution and that denial of relief would constitute a hardship within the meaning of section 21.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, permitting extension of the rear of the garage in the unrestricted district only, on condition that the former resolution adopted

by this board under Calendar No. 617-24-BZ be complied with in all other respects.

276-28-BZ.

APPLICANT—Palmer H. Ogden, for Cannabbe Holding Corp., and 31st Street Holding Corp., owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a two times height district the erection of the street wall of a building to a height not exceeding the limit set by the zone resolution.

PREMISES AFFECTED—142-162 West 31st street and 371-377 Seventh avenue, southeast corner, Manhattan.

APPEARANCES—

For Applicant: John F. Keating.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(276-28-BZ)

WHEREAS, Palmer H. Ogden, for Canabbe Holding Corp. and Thirty-first Street Holding Corp., owners, filed, March 28, 1928, an application, under the building zone resolution, to permit in a two times height district the erection of the street wall of a building to a height exceeding the limit set by the zone resolution; premises 142-162 West 31st street and 371-377 Seventh avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 16, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that Seventh avenue, south of a point 100 ft. south of West 31st street, is in an unrestricted use and two times height district; Seventh avenue, north of a point 100 ft. south of West 31st street, is in a business use and two times height district, and West 31st street is in a business use and two times height district; and

WHEREAS, the decision of the superintendent of buildings, rendered January 14, 1928 (re N. B. 562-27), reads:

"1. Height of building and portions thereof should comply with Article 3 Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of fireproof construction, thirty-one stories (342 ft. 9 in.) in height, with a frontage of 88 ft. 3 in. on Seventh avenue and 200 ft. 6 in. on West 31st street; to be occupied as a hotel; and

WHEREAS, Seventh avenue is 100 ft. in width and West 31st street is 60 ft. in width; it is proposed to extend above the legal height a portion of West 31st street wall of the building; this portion of the building being 10 ft. wide and located at a point 150 ft. west of Seventh avenue; the limiting height being 193.33 ft.; it is proposed to erect the street wall at this 10 ft. wide portion in question to a height of 293 ft. 7 in. to correspond to the other architectural features of the building; and

WHEREAS, the board deemed that applicant was entitled to the relief requested under section 21 of the building zone resolution on the ground of practical difficulty and unnecessary hardship.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the height district regulations of the building zone resolution, and that the application be and it hereby is granted, for that portion of the building indicated by shadow lines on the plan filed

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with this board for a width of ten (10) ft., starting at a point 150 ft. east of Seventh avenue and extending to a point 160 ft. east of Seventh avenue, along the line of 31st street, to allow a height of 293 ft. 7 in., *on condition* that the building shall conform with the building zone resolution in all other respects.

1237-27-BZ.

APPLICANT—Kate Ruchlis and Israel Berkenfeld, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

PREMISES AFFECTED—897-901 Bedford avenue, northeast corner of Willoughby avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Leonard E. Ruisi, Andrew Tarpey and W. Tarpey.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and

Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(1237-27-BZ)

WHEREAS, Kate Ruchlis and Israel Berkenfeld, owners, filed, November 22, 1927; withdrawn June 12, 1928; reopened July 27, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 897-901 Bedford avenue, northeast corner of Willoughby avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 16, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bedford avenue is in a business district and Spencer street and Skillman street are in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 10, 1927 (re App. No. 20819-27), reads:

"Proposition contrary to the zone resolution, Art. II, Sec. 4 a 46.

"The installation of a gasoline service station in a business district;"

and

WHEREAS, it is proposed to erect an office, 18 ft. by 20 ft., bury twelve 550-gallon tanks and erect eight pumps for the purpose of conducting a gasoline station within a business district; and

WHEREAS, the applicant filed in support of his application 82 per cent of consents by affected property owners and the board deemed that denial of the variation would constitute a hardship under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be erected at the southerly and easterly building lines a 10-ft.-high brick wall, finished with light-colored face brick, with architectural terra cotta or natural stone trim; that there shall be erected a 12-inch-high concrete curbing at northerly and westerly lines with two openings on Bedford avenue and two on Willoughby avenue, each opening to be not more than 10 ft. wide; that all gasoline pumps

shall be located 10 ft. back from the building line; that there shall be no signs or advertising displayed other than those on the illuminated gasoline pumps on the premises; that no portable gasoline tanks shall be operated or maintained on the premises; that there shall be no business of any nature or description conducted on these premises other than the selling and maintenance of gasoline and oil for automobiles; that all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

520-26-BZ.

APPLICANT—Jacob Lubroth, for Charles Fineman, owner.

SUBJECT—Application for reopening—extension of time—application (re decision of superintendent of buildings) under sections 7g of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—Northeast corner Vineland avenue and Journeay avenue, Borough of Richmond.

APPEARANCES—

For Applicant: Louis Kaplan.

For Opposition: None.

ACTION OF BOARD—Application reopened and extension of time granted for six months to obtain permits and nine months to complete work, from date of this action.

THE VOTE TO REOPEN AND-EXTEND TIME—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and

Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(520-26-BZ)

WHEREAS, Jacob Lubroth, for Charles Fineman, owner, filed, June 7, 1926, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Vineland avenue and Journeay avenue, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 4, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Journeay avenue, Vineland avenue and Huguenot avenue are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered April 30, 1926 (N. B. 557-26), reads:

"Contrary to Zoning Resolution. Gasoline Station in Business Zone;"

and

WHEREAS, it is proposed to erect an all metal office, bury two 550-gallon tanks and erect three pumps on a triangular lot 187.47 ft. by 177.61 ft. by 60.03 ft., for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, this application when originally considered by this board was referred to the board of estimate and apportionment, which honorable board recommended consideration by the board of standards and appeals in this specific instance; and

WHEREAS, the applicant, subject to the principle under the requirements of section 7, subdivision g, has filed 85 per cent consents of property owners in the area deemed affected by this board; and

WHEREAS, this application was granted by the board at its meeting, October 4, 1927, on certain conditions, and applicant requested a modification of the time limit imposed.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district

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regulations of the building zone resolution, and that the application be and it hereby is *granted* for a gasoline service station on the triangular plot formed by the intersection of Journeay avenue and Vineland avenue, 187.47 ft. on Vineland avenue, 177.61 ft. on Journeay avenue and 60.03 ft. on the base to zero apex, *on condition* that not more than one structure for accommodation, shelter and service use of these premises shall be erected on this plot, said structure not exceeding an area of 20 ft. square and one story in height, the exterior to be finished with light-face glazed brick or light-glazed architectural terra cotta; that there shall be no signs erected or displayed on this structure other than on the frieze; that there shall be no advertising signs erected or maintained on these premises other than on the illuminated lamps of the gasoline pumps; that there shall be no portable gasoline tanks operated on or from these premises, and that all permits required shall be obtained within six months and any work involved thereby shall be completed within one year from October 16, 1928.

APPROVAL OF PLANS

174-27-BZ.

APPLICANT—Thomas I. Sheridan, for East Fordham Syndicate, Inc., owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district, and also in a "B" area district, the erection and maintenance of a gasoline service station, a motor vehicle repair shop and a garage for the storage of more than five (5) motor vehicles, also omission of rear yard, as required by the building zone resolution. Approval of plans.

PREMISES AFFECTED—637 East Fordham road, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Engineer's report read. Engineer's report adopted and plans approved in accordance therewith.

THE VOTE TO ADOPT ENGINEER'S REPORT AND APPROVE PLANS—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

Adjourned, 2.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 16, 1928

Present: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.
Absent: Chairman Walsh.

PETITIONS FOR VARIATIONS

529-28-S.

PETITIONER—Gimbel Brothers, Inc., lessee.
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.

APPEARANCES—

For Petitioner: W. E. Winne.

ACTION OF BOARD—Laid over to October 30, 1928, at 2 p. m.

549-28-S.

PETITIONER—Morganite Brush Co., Inc., owner.
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—3302-3320 Anable avenue, Long Island City, Queens.

APPEARANCES—

For Petitioner: Louis A. Heath, G. C. Riordan and H. M. Krumbaheer.

ACTION OF BOARD—Laid over to October 30, 1928, at 2 p. m., for full vote of board.

THE VOTE TO GRANT—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle.....	3
Negative: Deputy Chief Martin.....	1
Absent: Chairman Walsh.....	1

551-28-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Goodwin & Goodwin, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—880-890 Columbus avenue, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

ACTION OF BOARD—Laid over to November 7, 1928, at 2 p. m.

1073-27-S.

PETITIONER—Charles P. Cannella, for Giuseppe Guletta, owner.

SUBJECT—Application for reopening—reconsideration (previously denied). Variation of the labor law as cited in decision of the health commissioner.

PREMISES AFFECTED—211 Himrod street, Brooklyn.

APPEARANCES—

For Petitioner: Charles P. Cannella.

ACTION OF BOARD—Petition reopened and set for hearing November 7, 1928, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR HEARING—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

69-28-S.

PETITIONER—Abraham K. Kaufman, for K. R. K. Corporation, owner.

SUBJECT—Variation of the labor law, as cited in the order of the fire commissioner.

PREMISES AFFECTED—237-245 West 35th street, Manhattan.

APPEARANCES—

For Petitioner: Harry D. Cohen.

ACTION OF BOARD—Petition withdrawn.

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THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
Negative 0
Absent: Chairman Walsh..... 1

555-28-S.

PETITIONER—Bernhard & Broad, Inc., lessee.
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—57-61 West 38th street, Manhattan.

APPEARANCES—

For Petitioner: Albert H. Bernhard.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle 2
Negative: Acting Chairman Connell and Deputy Chief Martin..... 2
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(555-28-S)

WHEREAS, Bernard & Broad, Inc., for A. H. Bernhard, lessee, filed, June 21, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 57-61 West 38th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 16, 1928 (Order No. 37307-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sections 263 and 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, twelve stories in height, 50 ft. by 85 ft. 6 in. in area; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and tenant factories (mostly for the manufacture of millinery), approximately 60 persons per story; petitioner occupying the fourth story for the manufacture of millinery; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, partitions constructed of combustible materials have been erected on the fourth story; and

WHEREAS, petitioner contends that the partitions do not interfere with the sprinkler system or with the exits from the building.

Resolved, that the order be and it hereby is affirmed, and that the petition be and it hereby is denied.

488-28-S.

PETITIONER—James Kearney, for Rutley's, Inc., lessee.

SUBJECT—Variation of the labor law as cited in decision of the health commissioner.

PREMISES AFFECTED—1440 Broadway, Manhattan.

APPEARANCES—

For Petitioner: James Kearney.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(488-28-S)

WHEREAS, James Kearney, for Rutley's, Inc., filed, May 26, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the health commissioner, affecting premises 1440 Broadway, Borough of Manhattan; and

missioner, affecting premises 1440 Broadway, Borough of Manhattan; and

WHEREAS, the decision of the health commissioner, dated March 13, 1928, reads:

"Mr. Rutley's, Inc.

"Sir:

"At a meeting of the Board of Health of the Department of Health of The City of New York, held March 13, 1928, your application for a Sanitary Certificate for a cellar bakery at 1440 Broadway in the Borough of Manhattan was denied.

"By order of the Board of Health.";

and

WHEREAS, the building is fireproof, twenty-five stories in height, 203 ft. 10 in. by 197 ft. 6 in. in area; OCCUPIED: cellar, bakery; 1st story, stores; 2nd to 8th stories, inclusive, lofts; offices above 8th story; there being located in the cellar a bakery used in connection with the conduct of a restaurant in the first story and mezzanine, bakery being ventilated by mechanical ventilation; and

WHEREAS, appellant contends that there is a permit to conduct a kitchen and restaurant issued by the health department October 6, 1925; that in conjunction with this restaurant its cakes, etc., are sold over the counter and request is made to grant permission to conduct the sale of these cakes, etc., amounting to from ten to twelve pounds of cakes per day.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, to permit the sale of ten pounds of cakes, baked on the premises, on condition that they be sold to the patrons of the restaurant only, and that the requirements of the labor law be complied with in all other respects.

380-28-S.

PETITIONER—John Ph. Voelker, for Kingan Provision Co., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—700-728 Brook avenue, east side of Brook avenue, 40 feet south of East 156th street, The Bronx.

APPEARANCES—

For Petitioner: John Ph. Voelker.

ACTION OF BOARD—Petition granted on condition.

THE VOTE

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(380-28-S)

WHEREAS, John Ph. Voelker, for Kingan Provision Co., owner, filed, April 21, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 700-728 Brook avenue, Borough of The Bronx; and

WHEREAS, the decision of the superintendent of buildings, rendered April 10, 1928, reads:

"1. Proposed omission of stair enclosure in 2nd story contrary to Sec. 270, par 3 of Labor Law.";

and

WHEREAS, the building is fireproof, two stories in height, 171 ft. by 50 ft. 3½ in. and 32 ft. 8½ in. in area, irregular; OCCUPIED: cellar, storage and machinery, 4 persons; 1st story, storage and sales, 11 persons; 2nd story, packing and office, 8 persons; smoke houses on north end of building from cellar to roof; means of EGRESS consist of an interior stairway, extending from the cellar to the roof, enclosed in fireproof partitions with fireproof doors at the openings at the center of the building, and interior stairway at the north end of the building extending from the first

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story to the second story, enclosed in fireproof partitions on the first story and unenclosed above; and

WHEREAS, appellant proposes to omit an 8-inch hollow tile and plaster partitions at the northerly stairs from the second story to roof, and contends that as the stairs go directly from the second story to the street and are enclosed on the first story, and if the building be equipped with an additional fireproof stairway that the means of egress are adequate.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the building be not increased in height or area and that the requirements of the labor law be complied with in all other respects.

636-28-S.

PETITIONER—Albert G. Berger, for Harley Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—342-346 Seventh avenue and 201-203 West 29th street, northwest corner, Manhattan.

APPEARANCES—

For Petitioner: Wm. J. Minogue.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(636-28-S)

WHEREAS, Albert G. Berger, for Harley Realty Corp., owner, filed, July 26, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 342-346 Seventh avenue and 201-203 West 29th street, northwest corner, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered July 21, 1928 (N. B. 395-28), reads:

"4. All windows should be fireproof windows as per Sec. 264-7 L.L. and Rule 503 Industrial Code."; and

WHEREAS, the building is fireproof, four stories (54 ft. 2 in.) in height, 58 ft. 9 in. by 64 ft. in area; OCCUPIED: 1st story, stores; upper stories, tenant factories, 30 persons per story; EQUIPPED with a sprinkler system; EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the first, mezzanine, second and third stories in the West 29th street and in the Seventh avenue street walls of the building glazed with plate glass set in metal frames; the maximum area of the glass on the first story being 12 ft. by 9 ft. 3 in.; on the second and third stories being 9 ft. 5 in. by 7 ft.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the three stories in question.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the windows in question above the first story shall be not more than 4 ft. 8 in. wide by 7 ft. high, equipped with approved metal frames, glazed with one-quarter-inch polished plate glass, and that the requirements of the labor law be complied with in all other respects.

637-28-S.

PETITIONER—Albert G. Berger, for 259-261 West 30th Street, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—259-261 West 30th street, Manhattan.

APPEARANCES—

For Petitioner: Wm. J. Minogue.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(637-28-S)

WHEREAS, Albert G. Berger, for 259-261 West 30th street, owner, filed, July 26, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 259-261 West 30th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered July 23, 1928 (N. B. App. No. 231-28), reads:

"11. Windows on first, second and third floors should comply with section 264 of labor law and rule 503 of Industrial Code."; and

WHEREAS, the building is fireproof, seventeen stories in height, 50 ft. by 165 ft. 1 in. in area; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and tenant factories, 110 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the first, second and third stories in the street walls of the building, glazed with plate glass, set in metal frames; the maximum area of the glass on the first story being 6 ft. 6 in. by 9 ft. 7 in.; on the mezzanine story being 10 ft. 8 in. by 5 ft. 7 in., and on the second and third stories being 9 ft. 6 in. by 7 ft.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the three stories in question.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the windows in question above the first story be not more than 4 ft. 8 in. wide and be equipped with approved metal frames and sash, glazed with one-quarter-inch plate glass, and that the requirements of the labor law be complied with in all other respects.

512-28-S.

PETITIONER—Samuel Rosenblum, for Imperial Metal Mfg. Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—3801-3809 Queens boulevard, Long Island City, Borough of Queens.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(512-28-S)

WHEREAS, Samuel Rosenblum, for Imperial Metal Manufacturing Corp., owner, filed, June 5, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises

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3801-3809 Queens boulevard, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated March 8, 1928 (Order No. 33727-LD), reads:

"1. Provide an additional means of exit remote from present exit, as per Section 270 of the Labor Law.

"2. Extend stairway enclosure 3' above the roof, as per Section 270 of the Labor Law.";

and

WHEREAS, the building is fireproof, one story and mezzanine in height, 100 ft. by 200 ft. in area; OCCUPIED for the manufacture of metal bottle caps on the first story, 75 persons; office on the mezzanine floor, 4 persons; the means of EGRESS consisting of an interior stairway, extending from the mezzanine story to the street, enclosed in 4-inch terra cotta partitions with fireproof self-closing doors to the openings; premises being equipped with automatic sprinkler system and standpipe system; and

WHEREAS, petitioner contends that the mezzanine floor is used for office purposes only; that the building was erected and plans approved by the superintendent of buildings, Plan No. 20511, approved December 17, 1926, and that the building was completed in 1927, and that the exits were accepted by the bureau of buildings under this approved plan; that the building is protected by an automatic sprinkler.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition, as to Items 1 and 2 of Order No. 33727-LD, be and it hereby is *granted*, only so far as it affects the mezzanine floor, *on condition* that the mezzanine floor shall be used for offices by the company occupying the entire premises and so long as the building be not increased in height or area and that the requirements of the labor law be complied with in all other respects, and so long as present conditions remain substantially unchanged.

545-28-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for T. Douglas Robinson, trustee, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—647 Broadway, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(545-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for T. Douglas Robinson, trustee, filed, June 19, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 647 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 26, 1928, reads:

"2. Extend the interior stairway at the north side of building to the roof, as per Section 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, five stories (66 ft. 4 in.) in height, 25 ft. 6½ in. by 75 ft. in area at first story and 25 ft. 6½ in. by 68 ft. in area above; OCCUPIED: 1st story, stores; 2nd story, manufacture of hats, 3 persons; 3rd story, manufacture of hats, 3 persons; 4th and 5th stories, vacant at present; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending

from the first story to roof (with iron ladder leading to scuttle in roof), enclosed on the first and second stories with wood lath and plaster partitions, on the third and fourth stories with wood partitions, and open on the fifth story, with wood doors at openings; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from the top story to the second story balcony, with EGRESS from the termination of the fire escape by means of a counterbalanced stairway to street; ROOFS of adjoining buildings: to south, same level; to north, 20 ft. higher; and

WHEREAS, petitioner contends that the fire escape on the front of the building is connected on the fourth story by means of a party balcony to the fire escape on the building to the south, and proposes to enclose the hallway in the top story so that the existing iron ladder to the roof will be within the stair enclosure.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the interior stairwell be extended to the roof, enclosing a double-rung iron ladder to scuttle in the roof; that the occupancy be limited to the capacity of the interior stairways, and that the requirements of the labor law be complied with in all other respects.

403-28-S.

PETITIONER—Shampan & Shampan, for Realty Construction Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—253-255 West 27th street, Manhattan.

APPEARANCES—

For Petitioner: Frederick J. Taulhaber.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(403-28-S)

WHEREAS, Shampan & Shampan, for Realty Construction Corp., filed, April 30, 1928, a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 253-255 West 27th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered April 16, 1928, reads:

"8. In a factory building windows with glass area exceeding 720 sq. inches are unlawful. Sec. 264-7 Labor Law.";

and

WHEREAS, the building is fireproof, fifteen stories in height, 49 ft. 9 in. by 98 ft. 9 in. in area at first story and 49 ft. 9 in. by 88 ft. 9 in. in area above; OCCUPIED: 1st story, stores; upper stories, tenant factories, 70 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the first, second and third stories in the street walls of the building, glazed with one-quarter-inch thick plate glass, set in metal frames: the maximum area of the glass on the first story being 8 ft. 6½ in. by 7 ft.; on the second and third stories being 9 ft. by 7 ft.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the three lower stories.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor

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law, and that the petition be and it hereby is *granted on condition* that all windows in question above the first story shall be not more than 4 ft. 6 in. wide, with the exception of one window on each side of the building on these two street fronts, which shall be not more than 6 ft. wide; that all windows in question shall be equipped with approved metal frames and sash, glazed with one-quarter-inch plate glass, and that the requirements of the labor law be complied with in all other respects.

525-28-S.

PETITIONER—John J. Gilmartin, for G. O. F. Realty Co., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—20-26 West 36th street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(525-28-S)

WHEREAS, John J. Gilmartin, for G. O. F. Realty Co., owner, filed, June 8, 1928, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 20-26 West 36th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated May 28, 1928 (Order Nos. 31882-LD, 37924-LD, 37925-LD, 37926-LD, 37927-LD, 37928-LD, 37933-LD, 37934-LD and 37936-LD), read:

"1. Arrange bars on windows rear of building so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Section 272 of the Labor Law."

and

WHEREAS, the building is fireproof, twelve stories in height, 65 ft. by 90 ft. in area; OCCUPIED: 1st story, store; upper stories, manufacture of furs, hats and jewelry, 50 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an interior fireproof stairway, extending from the first story

to roof, enclosed in fireproof partitions with fireproof doors at openings; an exterior iron stairway on rear of the building, having fireproof openings along the course thereof, extending from the second story to top story, gooseneck ladder to roof, and EGRESS from the termination of the stairway by means of fireproof passageway leading to the street; ROOFS of adjoining buildings: 75 ft. lower at east; same height at west; and

WHEREAS, the petitioner claims that there is one window on each of the second to the twelfth stories, inclusive, opening onto the rear exterior iron stairway, which are affected by the fire department order; that the frame of the stairway extends straight down in line of the windows which precludes the use of them as exits; that the exit door leading to the exterior iron stairway is only 2 ft. from the barred windows on each story; furthermore, the petitioner contends that the exits are adequate.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that there be provided on each floor a doorway leading to fire escape equipped with metal-clad door, and that the requirements of the labor law shall be complied with in all other respects.

APPLIANCES SUBMITTED FOR APPROVAL

404-28-SA.

PETITIONER—Signal Engineering & Mfg. Co.

SUBJECT—Signal Engineering Sprinkler Alarm Panel, approval of.

APPEARANCES—

For Petitioner: R. C. Daly.

ACTION OF BOARD—Petition placed on reserve calendar and referred to fire department for inspection and report.

511-28-SA.

PETITIONER—Detroit Lubricator Company, owner.

SUBJECT—Genuine Detroit, Type "S," Anti-Syphon Valve, approval of.

APPEARANCES—

For Petitioner: A. A. Putt.

ACTION OF BOARD—Petition placed on reserve calendar, pending amendment of fuel oil rules.

Adjourned, 4.45 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

RULES

COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

*Amended Resolution Adopted by the Board of Appeals,
March 16, 1920, Under Cal. No. 549-17-BZ*

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
- 569-26-SA—Trowbridge & Schellens Oil Burner, approval of.
- 751-26-SA—Jones Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 115-27-SA—Even-Heat Oil Burner, approval of.
- 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
- 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 618-27-SA—Stuhler Oil Burner, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
- 1071-27-SA—New Process Oil Burner, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
- 1259-27-SA—Pioneer Automatic Oil Burner, approval of.
- 1307-27-SA—A B C Angle Hose Valve, approval of.
- 187-28-SA—Faraday Model Single Stroke Solenoid 110 Volt D.C. Fire Alarm Gong, approval of.
- 188-28-SA—Faraday Waterflo Alarm Panel, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 304-28-SA—Croker 2½-Inch Angle Hose Valve, approval of.
- 404-28-SA—Signal Engineering Sprinkler Alarm Panel, approval of.
- 511-28-SA—Genuine Detroit, Type "S," Anti-Syphon Valve, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

APPLIANCES

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

<i>Name of Burner</i>	<i>Calendar No.</i>	<i>Name of Burner</i>	<i>Calendar No.</i>
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
*Alexander Oil Burner.....	65-28-SA	*May Oil Burner.....	68-24-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
*Arcoil Heat Machine.....	632-26-SA	*Morrissey Oil Burner.....	673-27-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Fan Tail Type Steam Atomizing	
Ballard Automatic Oil Burner.....	1363-23-SA	Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Jr. Oil Burner.....	1176-22-SA	*Moussette Oil Burner.....	887-25-SA
Ballard Staples & Pfeiffer Steam Atomizing		*National Rotary Oil Burner.....	836-25-SA
High Pressure Burner.....	1414-22-SA	*New Process Oil Burner.....	1071-27-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*Nokol Automatic Heater.....	1078-24-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	North American Low Pressure Oil Burner..	792-26-SA
*Berggren Oil Burner.....	764-26-SA	*Nu-Way Oil Burner.....	773-26-SA
Best Calorex Burner.....	1464-21-SA	*Orr Fuel Oil Burner.....	113-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Paramount Oil Burner.....	1193-25-SA
*Caloril Burner—Type AA.....	1361-24-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Century Oil Burner.....	157-28-SA	Peabody-Fisher Wide Range Mechanical Oil	
Coen Mechanical Oil Burner.....	942-21-SA	Burner	644-21-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	*Petro Domestic Burner.....	161-26-SA
*Commonwealth Oil Burner.....	348-28-SA	Petro Mechanical Burner and Air Register..	735-24-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Petro Burner, Model O.....	78-28-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	*Pioneer Automatic Oil Burner.....	1259-27-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Doherty Oil Burner.....	943-26-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Eisler Automatic Oil Burner.....	481-27-SA	*Rayfield Oil Burner.....	504-26-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Ray Rotary Fuel Oil.....	504-23-SA
Enco Burner.....	1414-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enterprise Rotary Fuel Oil Burner.....	1149-27-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulse Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Security Oil Burner.....	56-28-SA
Gem Fuel Oil Burner.....	111-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gill Oil Burner.....	1231-23-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	Steam Oil Burner.....	183-22-SA
GRD Fuel Oil Atomizer.....	128-27-SA	*Stroud-in-the-Door Burner.....	129-27-SA
*Gulf Oil Burner.....	382-26-SA	*Stuhler Oil Burner.....	618-27-SA
Hammel Oil Burner.....	1278-21-SA	*Summerheat Oil Burner.....	581-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
*Hart Automatic Oil Burner.....	1162-24-SA	Surface Combustion Low Pressure Burner..	92-23-SA
Hauck Venturi Low Pressure Oil Burner....	88-27-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Heatiator Oil Burner.....	1346-23-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Holby Oil Burner.....	328-27-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*Homer Domestic Oil Burner.....	1211-25-SA	*Timken Oil Burner, Model 20.....	287-28-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*International Oil Burner.....	1305-24-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
Joyce Oil Burner.....	852-26-SA	*Torridheat Oil Burner.....	63-28-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lawrence May Oil Burner.....	1034-27-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
Liberty Automatic Heater.....	129-28-SA	*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
Lientz Oil Burner.....	155-20-SA	*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

PUBLIC HEARING

PROPOSED AMENDMENTS TO FUEL OIL RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, October 26, 1928, at 2 p. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules.

Matter in *italics* is new. Matter in brackets [] to be omitted.

Rule 1. Definition.

For the purpose of these rules the following terms shall be interpreted in accordance with these definitions.

DISCHARGE LINE shall be the line between the discharge outlet of the pump and the burner oil inlet connection.

FIRM FOUNDATION: A firm foundation is one which will carry the maximum load to which it will be subjected without exceeding the safe bearing capacity of the soil.

FIRE RETARDING MATERIALS:

(a) One-half ($\frac{1}{2}$) inch plaster boards or asbestos board, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or

(b) Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.

FILL LINE is the line between the fill box and the fill pipe connection in the storage tank.

FUEL OIL, any liquid mixture, substance or compound, derived from petroleum, which does not emit an inflammable vapor below a temperature of 125°F. when tested in a Tagliabue open cup tester (Chapter X Article I Code of Ordinance).

GAUGING DEVICE: A means by which the level of the oil in a storage tank may be indicated.

HEATERS: A device for heating fuel oil for the purpose of decreasing the viscosity.

OIL BURNER: A device designed for the purpose of burning fuel oil.

OVERFLOW PIPE: A pipe which conveys by gravity the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

RELIEF VALVE: A valve held shut by a spring or other means to automatically relieve pressure in excess of its setting.

REMOTE CONTROL: A hand, electric or mechanically operated device to the oil supply shut off.

RETURN LINE: A line for the purpose of conveying by-passed oil to a storage tank.

SWING JOINT: A connection made in a pipe line by means of a combination of fittings so that the tank can settle naturally without breaking the line or impairing the efficiency of the connection.

SUPPLY LINE: That portion of the line between the storage tank and the oil pump inlet connection. Where a pump is not used it shall be that portion of the line between Storage Tank and the burner oil inlet connection.

SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.

SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.

[The term "fuel oil" under these rules shall include any liquid or mobile mixture, substance or compound derived

from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

(a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.]

OILS NOT PERMITTED:

Oils derived from or including petroleum that have a flashpoint below a temperature of 125 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

[(d) Where the Use of Grade B Fuel Oil Is Permitted.]

FUEL OIL:

[Grade B] Fuel Oil, within the meaning of these rules, having a flashpoint between 125 degrees and 150 degrees may be used for domestic heating in buildings occupied by not more than two (2) families and in tenement houses and commercial plants. If used in tenement houses or commercial plants, a certificate of fitness for the operator of the plant will be required as per Rule 15.

[(e) Where Grade A oil is used in place of Grade B oil in domestic installations it may be used under the requirements for Grade B installations.]

DEVICES:

[(f)] No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

Rule 2. Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks *except as otherwise provided in these rules.*

Rule 3. General Location of Tanks for Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway and, if practical, tanks shall be placed in a lower position than the roadbed of the subway.

Rule 4. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

[Subdivision A. Grade A Fuel Oil.]

Section 1. Inside of Buildings Above Ground.

(a) **OVER 275 GALLONS CAPACITY.** Where tank cannot be buried as required in subdivision c of this rule,

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storage tanks exceeding 275 gallons capacity, or any part of such tanks, when located above the floor level of the lowest story of any building shall each be placed in an enclosure of inside dimensions of 6 inches greater on all sides than the outside dimensions of the tank. The walls of the enclosure shall be constructed of concrete not less than 6 inches in thickness or 8 inches in thickness of brick masonry. The walls shall be carried up to a height not less than 12 inches above the top of the tank and the space between the tank and the walls and top of the enclosure shall be filled with sand or well tamped earth. Enclosure shall not be constructed until after tank inspection is made.

[(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space between the tank and the walls and roof of the enclosure shall be completely filled with dry upland sand or earth well tamped.]

(b) Not more than one tank shall be placed in an enclosure.

(c) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "d."

(d) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

(e) 275 GALLONS CAPACITY AND LESS. Storage tanks of 275 gallons capacity and less may be installed in the lowest story so that the bottom of tank shall not be more than 2 feet above the burner oil inlet connection. The tank shall be set on and firmly anchored to a concrete or rock base which base shall be equivalent in weight to at least 15 cubic feet of concrete. Not more than one tank shall be permitted for any one building.

(f) OVER 275 GALLONS CAPACITY. Storage tanks exceeding 275 gallons capacity shall be buried below the level of the lowest floor and below the level of the burner oil inlet connection except where the burial of tanks below the level of the burner oil inlet connection is impractical:

(a) by reason of rock or water conditions.

(b) where the bottom of the tank will be below the level of the foundation footing and where the angle of repose cannot be maintained as certified by the Superintendent of Buildings.

Under conditions (a) and (b) a syphon breaking device provided for in these rules shall be used and the tank shall be placed at the lowest practical level. The top of the tank shall be protected by not less than 12 inches of sand or dry earth or 4 inches of concrete. Tanks shall be placed on firm soil and surrounded with soft earth or sand.

[Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its

capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Subdivision A, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of sary to prevent floating, tanks shall be securely anchored. horizontal outline of tanks in all directions. Where neces-

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.]

Section [3] 2. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth (1¼) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter (1¼) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the concrete which shall extend at least one foot beyond the tanks, and in no case less than ten (10) feet from the line cent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter (1¼) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

Section [4] 3. Outside of Buildings Below Ground.

(a) Tanks buried outside of buildings below ground shall have the top of the tanks not less than 2 feet below the surface of the ground and below the level of the burner oil inlet connection to which the tanks may be connected, except where the burial of tanks below the level of the burner oil inlet connection to which the tank may be connected is impractical:

(a) by reason of rock or water condition.

(b) where the bottom of the tank will be below the level of the foundation footing and where the angle of repose cannot be maintained as certified by the Superintendent of Buildings.

Under conditions (a) and (b) a syphon breaking device provided for in these rules shall be used.

[(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with of adjoining property, or the nearest building or adja-

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soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

Subdivision B. Grade B Fuel Oil.

Section 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When not buried and located inside of a building they shall be placed on the lowest floor level and shall be enclosed in four inches of terra cotta or eight inches of approved masonry, and the aggregate capacity of such storage tanks shall not exceed 275 gallons.

(b) Tanks, when buried, shall be placed with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm soil foundation.

(c) Tanks shall be set on firm soil and surrounded with soft earth or sand and shall be completely encased with (6) inches of concrete, where soil conditions require.

(d) Where in the opinion of the Fire Commissioner extreme difference of grade or soil conditions would work a hardship an anti-syphon valve or other mechanical device to prevent syphoning approved by the U. S. Bureau of Standards, Fire Underwriters Laboratories or other laboratory recognized by the Board of Standards and Appeals, may be used.]

Section 4. Capacity.

The total storage capacity of fuel oil with flashpoint between 125 degrees and 150 degrees F. shall not exceed 1,100 gallons.

Rule 5. [Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.]

[Section 1.] Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ($1\frac{1}{2}$) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ($\frac{1}{4}$) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ($1\frac{1}{2}$) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

Rule 5A. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanketing gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ($\frac{1}{2}$) inch in size. The boilers

shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than 1 quart capacity or other equivalent fire extinguishers for extinguishing oil fires.

Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$ in. shell, $\frac{1}{4}$ in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$ in. shell, $\frac{5}{16}$ in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$ in. shell, $\frac{3}{8}$ in. heads.

Tanks over 120 inches in diameter to be of $\frac{3}{8}$ in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used, they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell $\frac{1}{4}$ in. thick, $\frac{5}{8}$ in. diameter rivets $2\frac{1}{4}$ in. pitch.

In shell $\frac{5}{16}$ in. thick, $\frac{5}{8}$ in. diameter rivets $2\frac{3}{8}$ in. pitch.

In shell $\frac{3}{8}$ in. thick, $\frac{3}{4}$ in. diameter rivets $2\frac{1}{2}$ in. pitch.

Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than $\frac{5}{16}$ of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be $\frac{5}{8}$ of an inch in diameter and spaced not more than $2\frac{1}{4}$ inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides

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of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

Section 3. Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be $\frac{1}{4}$ inch and the minimum thickness of roof plates $\frac{1}{8}$ inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than $\frac{3}{16}$ inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For $\frac{3}{16}$ inch heads, $1\frac{1}{4}$ inch flange.

For $\frac{1}{4}$ inch heads, 2 inch flange.

For $\frac{5}{16}$ inch heads, 2 inch flange.

For $\frac{3}{8}$ inch heads, $2\frac{1}{4}$ inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

Rule 7. Tests of Tanks for the Storage of Fuel Oil.

Tanks and piping to burner shall be tested hydrostatically at a pressure, except as otherwise stated, of not less than 10 pounds per square inch. Those parts subjected to a pressure exceeding 10 pounds per square inch shall be tested at a pressure of not less than $1\frac{1}{2}$ times the maximum pressure to which it is subjected. The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. When there is danger of freezing, tanks and piping may be tested with oil provided the installation is complete and the pressure applied at the burner end of the supply line. There shall be no fire or flame in the room or rooms in which the test is being conducted. All tests shall be conducted in the presence of a representative of the Fire Commissioner and shall be continued for thirty minutes.

The contractor shall furnish all the necessary equipment for conducting the tests.

PUBLIC HEARING

[Section 1. Inside of Buildings Above or Below Ground or Outside of Buildings Below Ground.]

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic or air test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

(c) Tanks when subjected to an air pressure test shall be equipped with a safety relief valve set at not more than 32 lbs. per sq. in., and the air compressor device employed in the air testing of the tank shall be of low pressure type, equipped with an automatic pressure regulator set at not less than 35 lbs.

Section 2. Horizontal Tanks Outside of Building, Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic or air test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic or air test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 or 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.]

Rule 8. Piping for Fuel Oil.

Section 1. Installation of Piping.

(a) Piping shall be run in a substantial and workmanlike manner and provision made for expansion, contraction and settlement. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. Where the top of the tank is below the level of the burner oil inlet connection, the supply line from the tank shall be run above the level of the bottom of the tank so as to prevent syphoning. Cross connections permitting gravity flow from one tank to another are prohibited. All pipes connected to tank except measuring well or gauge pipe shall be provided with double swing joints at tank. All threaded joints shall be made tight with litharge or glycerine or equivalent suitable pipe compound.

[(a) Piping shall be run as directly as practicable without sags, and, except as provided in Rule 11A, e, shall be laid so that where practicable pipes shall pitch toward the

supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.]

Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ($\frac{1}{2}$) inch inside diameter shall be permitted; except that for Grade B oil $\frac{1}{4}$ -inch diameter pipes may be used.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

Section 3. Tests for Piping. [Grade A.]

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ($1\frac{1}{2}$) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

[Section 3a. Tests for Piping. Grade B.]

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.]

Section 3a. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes, when required, shall be not less than one size larger than supply pipe.

Section 4. Relief Valves.

[(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than $\frac{1}{2}$ in. by $\frac{1}{2}$ in., of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with

PUBLIC HEARING

the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.]

(a) *Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve. The relief line shall be returned to storage tank or to supply line near pump. There shall be no shut-off valves in the relief line.*

(b) *All heaters shall be provided with a relief valve to prevent excessive oil pressure.*

(c) *Relief valves shall be set to discharge at not more than 1½ times the maximum working pressure of the system.*

Syphon Breaking Devices—Syphon breaking devices, where permitted, shall be constructed in such a manner that the admission of air at any point in the supply line will break the syphon. Where installed, such a device shall not be accepted until it has been effectively demonstrated in the presence of a representative of the Bureau of Fire Prevention.

Section 5. Fill Pipes.

(a) *Each tank shall be provided with a separate fill pipe which shall be carried below the discharge line in the tank or otherwise trapped to prevent escape of oil vapor. The fill pipe shall be made up with screwed or flanged fittings securely held in place and shall be oil tight. Each fill pipe shall be provided with a receiver terminal or fill box or casing provided with means for locking and located as remote as practicable from any building opening or subway grating. Where the fill box terminal is below the level of the top of the tanks, the fill pipe shall terminate at the top of the tank; a check valve and a gate valve shall be installed in the fill box terminal (at the tank).*

[(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) *The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.*

(c) *The fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.*

(d) *The fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.]*

Section 6. Vent Pipes.

(a) *An open, galvanized or painted iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.*

(b) *Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.*

(c) *Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter (1¼) inches in diameter.*

(d) *Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direc-*

tion of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) *If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.*

Section 7. Return [Pipes] Line from Burners.

Return lines from burners, where [necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank.] used, shall not be smaller in diameter than the discharge outlet from the pump. They shall be connected into the supply line near the pump or into the storage tank without shut-off valve in the return line. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

Rule 9. Valves and Control of Flow for Fuel Oil.

[Subdivision A. Grade A Fuel Oil.

(a) *Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.*

(b) *A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.*

Subdivision B. Grade B Fuel Oil.

(a) *Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.*

(b) *A remote control for shutting off the supply of oil to the burners shall be provided.*

(c) *An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve.]*

(a) *In all installations a shut-off valve shall be provided at or on each burner. Where the top of the storage tank is located above the oil inlet connection to the burner a shut-off valve shall be provided in the supply line inside the building as near the tank as practicable.*

(b) *In systems where either steam or air is used for atomizing the oil, the oil and atomizing supply shall be interlocked so that in case of interruption of the atomizing supply, the oil will immediately be cut off.*

Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure

PUBLIC HEARING

This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

Rule 10. Oil Level Indicating Device for [Grade A] Fuel Oil.

[A test well or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.]

(a) Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of fuel oil or vapor. Test wells shall not be permitted in tanks located inside the building. Test wells when located outside the building shall be capped oil tight and kept closed when not in use.

Rule 11. Pumps for Fuel Oil.

[Subdivision A. Grade A Fuel Oil.]

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps, except as otherwise stated in these rules.

[Subdivision B. Grade B Fuel Oil.]

[(a)] (f) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(g) Where a pump is part of a burner unit and is used for atomizing purposes, an additional approved pump may be used without the disconnection of the unit.

[(b)] Pumps shall be of approved design as described in Rule 11A (a).]

Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.

Where an approved burner unit includes a pump as part of the unit, said pump or burner may be disconnected and used in conjunction with any other approved burner or pump.

A remote control shall be provided whereby the flow of oil to the burner can be stopped and such control shall be located either inside or outside the entrance to the room in which the burner is located and as close to such entrance as practicable.

Installations in which burners are located on different floors of a building and are supplied with oil from the same source, a remote control shall be provided on each floor on which burners are located. This remote control to be such that its operation will stop the flow of oil to all burners on that particular floor, and such control shall be located either inside or outside an accessible entrance to the floor or room containing the burners as close to the entrance as practicable.

The damper shall be so constructed that it cannot completely cut off the passage of the flue gases at any time.

Adequate ventilation at least equivalent to area of the smoke pipe at the point where it enters the flue shall be provided in all rooms in which burners are installed.

Rule 13. General Devices for [Grade A] Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

Rule 15. Operation of Plant Other Than Domestic Installation Using [Grade A] Fuel Oil.

No fuel oil burning plant, other than domestic installations, shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

[This certificate of fitness will be required for all Grade A installations, and Grade B installations in dwellings for more than two families and in commercial plants. This requirement as to Grade A installations shall not apply to dwellings of less than three families equipped with Grade B installations using Grade A oil.]

Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil installation shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

Rule 17. Auxiliary Tanks for [Grade B] Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x1/4-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

(d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than the enclosure.

Rule 18. Pilot Light.

Automatic systems unless electrically ignited shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

PUBLIC HEARING

Rule 19. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device to be installed may generate.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

Rule 20. Fire Protection [for Grade A and B oil in Domestic Installations] in dwellings, [occupied by not more than two families and in] old [law tenements occupied by three or more families in] and new law tenements, [and in] commercial and industrial plants.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied *exclusively* by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace or boiler shall be covered with approved fire retarding material and the ceiling, except it be of fireproof construction, and within two (2) feet of the top of the furnace or boiler, shall be protected with approved fire retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace or boiler, except that when the top of furnace or boiler is within six (6) inches of a combustible ceiling the ceiling shall be protected with two layers of approved fire retarding material with one inch air space between layers, and any combustible ceiling, partition or other combustible material within nine (9) inches of any smoke pipe shall be covered with approved fire retarding material extending at least one (1) foot beyond each side of the smoke pipe. [In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing fireproof doors.]

(c) In old and new law tenement houses, [or in] commercial and industrial plants [the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard only, and shall be ventilated to the outer air.] of non-fireproof construction the heating apparatus and oil burning device shall be located in an enclosure, the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with any opening therein protected with self-closing fireproof door the sill of which shall be not less than twelve (12) inches above boiler room floor level; and the ceiling of the enclosure if not of fireproof construction shall be protected with approved fire retarding material, except that when the top of the furnace or boiler is within twelve (12) inches of a combustible ceiling,

the ceiling shall be protected with two (2) layers of approved fire retarding material with one (1) inch air space between layers, any vertical openings extending in the boiler room proper to be protected with self-closing fireproof doors and four (4) inch partition of approved fireproof material, said enclosure shall be ventilated to the outer air. Any smoke pipe within eighteen (18) inches of a combustible ceiling, partition, or other combustible material, the ceiling, partition, or other combustible material, shall be protected with approved fire retarding material extending at least one (1) foot beyond each side of the smoke pipe. All vertical openings in old law tenement houses shall be protected in cellar with fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors.

(d) In new law tenement houses, commercial and industrial plants of fireproof construction the heating apparatus and oil burning device shall be located in an enclosure constructed of fireproof material not less than four (4) inches in thickness with any opening therein protected with self-closing fireproof door, said enclosure shall be ventilated to the outer air.

(e) Furnished room houses, boarding houses and non-housekeeping apartments, dormitories and day nurseries and similar occupancies with not more than ten (10) sleeping rooms, also convents, rectories, monasteries and churches, the fire protection shall be the same as that required for dwellings occupied *exclusively* by not more than two families.

(f) Dwellings occupied by not more than two (2) families and stores the occupancy of which is considered hazardous and requires a permit from the fire department, except stores for which a permit is required for the use and operation of soda water fountains, furnished room and boarding houses, non-housekeeping apartments, dormitories, day and night nurseries, with more than ten (10) sleeping rooms and similar occupancies, the fire protection shall be the same as that required for old law tenement houses.

[Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.]

(g) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

Rule 21. Systems Prohibited [Where Grade B Fuel Oil Is Used.]

The use of auxiliary tanks between pump and burner unit of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or force systems, are prohibited. Pressure in storage tanks for the purpose of discharging oil are prohibited.

Rule 22. Use of [Grade A or Grade B] Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner.

WILLIAM E. WALSH, Chairman.

WILLIAM I. O'GORMAN, Secretary.

PROGRESS REPORT

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		Total	1252

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First. That if they do not appear in person or by representative at the hearing on their case, dismissal for lack of prosecution is likely to result.

Second. That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises, under the date of the hearing.

Third. That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth. That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth. That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth. That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Minutes of Regular Meeting, October 23, 1928, 2 p. m.

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Progress Report.

Correction.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, October 30, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Wednesday, November 7, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to October 24, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
806-28-A.....	F.D.....	528-536 Seventh ave., Man., Alt. 3746-28
805-28-S.....	F.D.....	231-239 43rd st., Man., L. D. 37748
804-28-BZ.....	B.B.Bx...	1828-1834 Cedar ave., Bx., N. B. 2043-28
803-28-BZ.....	B.B.B....	4101-4103 Glenwood rd., Bklyn., Applic. 9769-28
802-28-S.....	F.D.....	553-555 Eighth ave., Man., L. D. 43974, 43972, 43971, 39028 & 40061
801-28-SA.....	F.D.....	Noiseless Nokol Model "G" Oil Burner, Appliance
800-28-BZ.....	B.B.B....	797 Washington ave., Bklyn., Applic. 15585-28
799-28-BZ.....	B.B.B....	760-776 Fourth ave., Man., Applic. 16131-28
798-28-BZ.....	B.B.M....	649-651 W. 207th st., Man., N. B. 273-28
797-28-BZ.....	B.BB....	441-443 Utica ave., Bklyn., Applic. 10500
796-28-S.....	F.D.....	13 W. 39th st., Man., L. D. 40086

Restored to Calendar.

223-28-BZ.....	F.D.....	329-353 Skillman ave., north side, 11 ft. east of Lowery st., L. I. C., Q., N. B. 3304-28
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CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR TUESDAY, OCTOBER 30, 1928, 2 P. M.

Building Zone Cases.

470-28-BZ.	APPLICANT—Alfred McCoy, for Anna McCoy, owner. PREMISES—Southwest corner of Rockaway boulevard and 149th street, South Ozone Park, Borough of Queens. APPLICATION, under section 21 of the building zone resolution, TO PERMIT in a business district the erection and main- tenance of a gasoline service station.
526-28-BZ.	APPLICANT—James W. Byrnes, for Stefano Lopicollo, owner. PREMISES—Southeast corner of Nassau boulevard and 174th street, Flushing Heights, Borough of Queens. APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

553-28-BZ.

APPLICANT—J. W. Cytryn, for Cono Liguori, owner.
PREMISES—224 Essex street, Brooklyn.
APPLICATION, under sections 7b and 21 of the building
zone resolution,
TO PERMIT the extension, from an unrestricted district
into a residence district, of a proposed extension to
an existing laundry building.

204-28-BZ.

APPLICANT—Philip Tague, owner.
PREMISES—167-171 Washington avenue, east side, 80 ft.
north of Myrtle avenue, Brooklyn.
APPLICATION, under sections 7e and 21 of the building
zone resolution,
TO PERMIT in a business district the erection and main-
tenance of a garage for the storage of more than
five (5) motor vehicles.

347-28-BZ.

APPLICANT—McCooley & Conroy, for Samuel Koff,
owner.
PREMISES—1293-1311 Gravesend avenue, northeast corner
of Bay Parkway, Brooklyn.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

214-28-BZ.

APPLICANT—Frank Fredel, for Gerfree Realty Co.,
owner.
PREMISES—1338-1350 East 2nd street, west side, 100 ft.
north of Avenue M, and 1483-1485 Gravesend ave-
nue, east side, 100 ft. north of Avenue M, Brook-
lyn.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT, partly in a business district and partly in a
residence district, the erection and maintenance of
a garage for the storage of more than five (5)
motor vehicles.

1059-26-BZ.

APPLICANT—The John C. Wandell Co., for Sara G.
Thomas, owner.
PREMISES—153-10 to 153-16 Kissena road, northwest
corner of West avenue, Flushing, Borough of
Queens.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station (previously
withdrawn).

578-28-BZ.

APPLICANT—Kleinert & Klie, for Florence Cohn,
owner.
PREMISES—1419-1423 Broadway, east side, 40 ft. south
of Woodbine street, Brooklyn.
APPLICATION, under section 7c of the building zone
resolution,
TO PERMIT in a residence district, extending from a
business district, the erection and maintenance of
a business building.

256-28-BZ.

APPLICANT—Philip Steigman, for Leviathan Holding
Co., Inc., owner.
PREMISES—1601 University avenue, northwest corner of
West 174th street, The Bronx.

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APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the alteration and change of occupancy of the first story of an apartment house from dwelling use to stores.

361-28-BZ.

APPLICANT—1325 Madison Avenue Corp., owner.
PREMISES—341 Lexington avenue, Manhattan.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the alteration and change of occupancy in part from residence to a business use.

643-28-BZ.

APPLICANT—John J. Curtin, for Reylex Corp., lessee (67 year lease).
PREMISES—399-413 Lexington avenue, 139-143 East 42nd street and 130-140 East 43rd street, Manhattan.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a one and one-half times height district and partly in a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the building zone resolution.

384-28-BZ.

APPLICANT—John Morrison and Marie Morrison, owners.
PREMISES—2737 27th street, east side, 186 ft. north of 30th avenue (also known as 20 Cooper street), Astoria, Borough of Queens.
APPLICATION, under section 7a of the building zone resolution,
TO PERMIT in a residence district the alteration and extension in area and height of a dry cleaning factory building.

OCTOBER 30, 1928, 10 A. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

521-28-A—West side of 121st street (Spruce street), 250 ft. south of Jamaica avenue, Richmond Hill, Borough of Queens.

544-28-A—53-57 West 14th street and 54-56 West 15th street, Manhattan.

550-28-A—309-311 East 22nd street, Manhattan.

569-28-A—1005 East 180th street, The Bronx.

570-28-A—2137 Boston road, The Bronx.

633-28-A—62 Orchard street, Manhattan.

635-28-A—Southwest corner of Smith street and Sigourney street, Brooklyn.

639-28-A—2000-2010 Broadway and 121-125 West 68th street, northeast corner, Manhattan.

498-28-A—8907-8917 Metropolitan avenue and 8944 Central avenue (Cooper avenue), Middle Village, Borough of Queens.

456-28-A—247-251 Third avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, October 30, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 108-28-BZ—Application, February 3, 1928, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, appli-

cant, on behalf of 4510 Broadway Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1550 Jerome avenue, east side, 241.79 ft. south of Mount Eden avenue, The Bronx.

CAL. NO. 327-28-BZ—Application, April 7, 1928, under sections 7c, 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Necara Holding Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and showroom; premises 8124-8202 18th avenue, Brooklyn.

CAL. NO. 377-28-BZ—Application, April 20, 1928, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Valley Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 998 Sound View avenue, The Bronx.

CAL. NO. 382-28-BZ—Application, April 23, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Abe Schiller, owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a gasoline service station; premises 22601-22605 Northern boulevard (Jackson avenue), northeast corner of 226th street, Bayside, Borough of Queens.

CAL. NO. 389-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Minnie Weber, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2385-2393 Utica avenue, Brooklyn.

CAL. NO. 406-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Anna Stanaitis, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 53-16 to 53-20 Metropolitan avenue and 301-305 Grandview avenue, northeast corner, Ridgewood, Borough of Queens.

CAL. NO. 569-27-BZ—Application, May 20, 1927, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Delaney & Otten Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southeast corner of Fourth avenue and 12th street, Brooklyn.

CAL. NO. 438-28-BZ—Application, May 10, 1928, under sections 7c and 21 of the building zone resolution, of Morris & Morris, appli-

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cants, on behalf of Francis Rosenthal, owner, to permit in a residence district the erection and maintenance of a business building; premises 8202-8212 20th avenue and 1984 82nd street, southwest corner, Brooklyn.

CAL. NO. 362-28-BZ—Application, April 18, 1928, under sections 7c and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of S. & L. Building Corp., owner, to permit in a residence district, extending from a business district, an alteration and change of a portion of the basement story from storage to a business occupancy; premises 2665 Grand Concourse, northwest corner of East Kingsbridge road, The Bronx.

CAL. NO. 557-28-BZ—Application, June 22, 1928, under section 21 of the building zone resolution, of William R. White, applicant, on behalf of Richard Carroll, Inc., owner, to permit in a residence district the erection and maintenance of sixteen (16) one-car garages and a gasoline service station; premises 2717 Reservoir avenue, The Bronx.

CAL. NO. 364-28-BZ—Application, April 19, 1928, under section 21 of the building zone resolution, of Levy & Berger, applicants, on behalf of Carolyn Miller, owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 5720-5728 Kings Highway, northeast corner of East 57th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

OCTOBER 30, 1928, 2 P. M.

Petitions for Variations.

308-28-S—19 Park place and 16 Murray street, Manhattan.
319-28-S—235-247 East 45th street, north side, 100 ft. west of Second avenue, Manhattan.

508-28-S—268-270 West 125th street and 267-269 West 124th street, Manhattan.

331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.

529-28-S—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.

549-28-S—3302-3320 Anable avenue, Long Island City, Borough of Queens.

391-28-S—Foot of Montague street, Warehouse No. 57, Brooklyn.

147-28-S—128-134 West 30th street, Manhattan.

420-28-S—68-72 Washington street and 44 West street, Manhattan.

457-28-S—247-251 Third avenue, Manhattan.

Appliances Submitted for Approval.

443-28-SA—Kres-Kno Oil Burner, approval of.

427-28-SA—Arco Metal Pipe, approval of.

515-28-SA—Jenkins 4 in. Swing Check Valve, approval of.

516-28-SA—Jenkins 6 in. Swing Check Valve, approval of.

517-28-SA—Jenkins 8 in. Swing Check Valve, approval of.

697-28-SA—Acme Fire Alarm Signal System, approval of.

FRIDAY, NOVEMBER 2, 1928, AT 2 P. M.

SPECIAL MEETING.

Rules.

217-21-SR—Fuel Oil Rules, amendments to.

CALL OF CLERK'S CALENDAR

WEDNESDAY, NOVEMBER 7, 1928, AT 2 P. M.

Building Zone Cases.

335-28-BZ.

APPLICANT—S. Robert Putterman, for Celia Rosoff, owner.

PREMISES—516-522 Sheepshead Bay road, southeast corner of West 5th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

337-28-BZ.

APPLICANT—Emil Guterman, for William J. Shuttleworth, owner.

PREMISES—Southwest corner of Liberty avenue and Redding street, Woodhaven, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the change of occupancy of an existing five (5) car garage to a motor vehicle repair shop.

386-28-BZ.

APPLICANT—Julius Eckman, for Jack M. Hoffman, owner.

PREMISES—West side of Flatbush avenue, 120 ft. south of Avenue R, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

387-28-BZ.

APPLICANT—Julius Eckman, for Stollkester Holding Co., owner.

PREMISES—1445-1455 East 29th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a gasoline service station.

405-28-BZ.

APPLICANT—David L. Malbin, for Pasquale Sabbarese and Antonetta Sabbarese, owners.

PREMISES—387 Hawthorne street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

426-28-BZ.

APPLICANT—Herman Gainsboro, for Hargain Construction Corp., owner.

PREMISES—South side of Northern boulevard, 468.53 ft. east of 159th street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

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TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

568-28-BZ.

APPLICANT—Thomas Moore, for Axel L. Anderson, owner.

PREMISES—226 East 31st street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house with stores on the first story.

573-28-BZ.

APPLICANT—John J. Dunnigan, for Charles J. Breitenbach, owner.

PREMISES—661 East 161st street, north side, 100 ft. west of Trinity avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension to an existing bakery building.

575-28-BZ.

APPLICANT—William F. Doyle, for Masonry Waterproofing Co., Inc., owner.

PREMISES—299-325 Herkimer street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

660-28-BZ.

APPLICANT—Benj. Driesler, Jr., for Realty Associates, owner.

PREMISES—130-138 Brighton Beach avenue, south side, 110.8 ft. west of Calm street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

NOVEMBER 7, 1928, 10 A. M.

Appeals from Administrative Orders.

379-28-A—1556-1560 Broadway and 157-165 West 46th street, Manhattan.

228-28-A—805-821 St. Marks avenue, Brooklyn.

303-28-A—58-72 Wallabout street, Brooklyn.

328-28-A—560-562 Broadway, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, November 7, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 211-28-BZ—Application, March 8, 1928, under section 21 of the building zone resolution, of William A. Schroeder, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.

CAL. NO. 395-28-BZ—Application, April 25, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Weis Buck Garage Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1139 Prospect avenue and 153 Terrace place, northeast corner, Brooklyn.

CAL. NO. 435-28-BZ—Application, May 9, 1928, under sections 21 and 7c of the building zone resolution, of Edward P. Doyle, applicant, on behalf of James P. Walsh, owner, and Pancliff Holding Corp., lessee, to permit in a residence district, extending from a business district, the alteration and conversion of a dwelling into a store and dwelling; premises 141 West 69th street, Manhattan.

CAL. NO. 441-28-BZ—Application, May 12, 1928, under section 21 of the building zone resolution, of Corn-Kelly Corp., applicant and owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises 501-529 Avenue P, north side, between East 5th street and Ocean Parkway, Brooklyn.

CAL. NO. 451-28-BZ—Application, May 17, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alexander Ginsburg, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1969-1979 Cropsey avenue and 8796-8818 20th avenue, northwest corner, Brooklyn.

CAL. NO. 394-28-BZ—Application, April 23, 1928, under section 21 of the building zone resolution, of Harry B. Kelter, applicant, on behalf of Max Epstein, owner, to permit in a business district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 16221 Willets Point boulevard and 15-02 Utopia Parkway, southwest corner, Whitestone, Borough of Queens.

CAL. NO. 540-28-BZ—Application, June 15, 1928, under section 21 of the building zone resolution, of J. G. Shea, applicant, on behalf of Arthur T. Doyle and Martin Linsky, owners, to permit the erection of a garage for more than five (5) motor vehicles in a residence district; premises 70-01 36th avenue and 35-41 Kittay street (Sprague street), northeast corner, Woodside, Borough of Queens.

CAL. NO. 460-28-BZ—Application, May 18, 1928, under section 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of Reuben Schwartzberg, owner, to permit in a business district the change of occupancy of an existing garage for the storage of five (5) motor vehicles to a motor vehicle repair shop; premises 1073 Willoughby avenue, Brooklyn.

CAL. NO. 231-28-BZ—Application, March 15, 1928, under

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section 21 of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of James Macbeth, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-44 Sutphin boulevard), Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 7, 1928, 2 P. M.

Petitions for Variations.

- 563-28-S—211 West 19th street, Manhattan.
- 581-28-S—88 Chambers street, Manhattan.
- 551-28-S—880-890 Columbus avenue, Manhattan.
- 1073-27-S—211 Himrod street, Brooklyn.
- 183-28-S—1171-1199 Manhattan avenue, Building No. 2, Brooklyn.
- 184-28-S—1155-1169 Manhattan avenue, Building No. 4, Brooklyn.

Appliance Submitted for Approval.

- 584-28-SA—Noiseless Nokol Rotary Type, Burner, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, NOVEMBER 13, 1928, 2 P. M.

Building Zone Cases.

- 414-28-BZ.
APPLICANT—McCooey & Conroy, for Sebastiano and Alfred Ragonesi, owners.
PREMISES—1465-1475 Gravesend avenue, east side, 180 ft. north of Avenue M, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

- 482-28-BZ.
APPLICANT—Herman Levine, for Julia Cameron, owner.
PREMISES—403-413 West 124th street, Manhattan.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT, partly in a residence district and partly in a business district, the erection and maintenance of a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

- 572-28-BZ.
APPLICANT—Abraham Maslanik, owner.
PREMISES—997-1005 Liberty avenue, northwest corner of Euclid avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

- 585-28-BZ.
APPLICANT—William F. Doyle, for Clover Wet Wash Laundry, owner.
PREMISES—North side of Clark avenue, 100 ft. west of Van Alst avenue, Long Island City, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the alteration and extension in height of a laundry building.

223-28-BZ.

APPLICANT—J. Gerald Shea, substituted for Emil Guterman, for Edward J. Foy, et al., owners.
PREMISES—329-353 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

514-28-BZ.

APPLICANT—Joel D. Marder, for Western Union Telegraph Co., Inc., owner.
PREMISES—56-70 Hudson street, 150-166 West Broadway, 79-97 Thomas street and 2-24 Worth street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a two times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

189-28-BZ.

APPLICANT—Henry J. Nurick, for Ideal Cleaners and Dyers, Inc., owner.
PREMISES—237-239 Nostrand avenue, east side, 25 ft. north of Kosciusko street, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of an additional building upon the same lot now, in part, occupied by a dyeing establishment and to be used in connection with such establishment.

316-28-BZ.

APPLICANT—McCooey & Conroy, for Salvatore Carvell, owner.
PREMISES—815-821 Classon avenue, east side, 72 ft. 6 in. south of St. Johns place, and 536-544 St. Johns place, south side, 100 ft. east of Classon avenue, Brooklyn.

APPLICATION, under sections 7a, 7e and 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of an extension and also the extension in height of an existing garage for the storage of more than five (5) motor vehicles within a business district.

317-28-BZ.

APPLICANT—McCooey & Conroy, for Michel Holding Corp., owner.
PREMISES—1901-1905 Neptune avenue, northwest corner of West 19th street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

392-28-BZ.

APPLICANT—James Kearney, substituted for John J. Buckley, Jr., for O. James Scovell, owner.
PREMISES—Northeast corner of Cross Island boulevard and Hollis avenue, Bellaire, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

CALENDAR

397-28-BZ.

APPLICANT—Mary E. Keller, owner.

PREMISES—2684-2692 Coney Island avenue, northwest corner of Desmond court, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

NOVEMBER 13, 1928, 10 A. M.

Appeals from Administrative Orders.

431-28-A—5-7 East 42nd street, Manhattan.

433-28-A—1762-1764 Boston road, southeast corner of East 174th street, The Bronx.

474-28-A—533-545 Fulton street, Brooklyn.

475-28-A—212 West 91st street and 2448-2458 Broadway, southeast corner, Manhattan.

412-28-A—1493-1501 Broadway, Manhattan.

518-28-A—256-258 West 34th street, Manhattan.

535-28-A—186-200 Plymouth street and 199-213 Water street, Manhattan.

539-28-A—354-358 Jackson avenue, The Bronx.

774-28-A—6501-6505 13th avenue, northeast corner of 65th street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 13, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 369-28-BZ—Application, April 19, 1928, under sections 7b and 7c of the building zone resolution, of Charles Kreymborg and Son, applicants, on behalf of Lojo Realty Co., Inc., owner, to permit in a residence district, extending from a business district, the erection of an apartment house with stores on the first story; premises 110-118 East 157th street and 745-759 Gerard avenue, southwest corner, The Bronx.

CAL. NO. 461-28-BZ—Application, May 18, 1928, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Lewol Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 533-543 Glenmore avenue and 241-245 Van Sicklen avenue, northeast corner, Brooklyn.

CAL. NO. 477-28-BZ—Application, May 22, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Roman Catholic Church of The Holy Spirit, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a business building (stores); premises southwest corner of Burnside avenue and Grand Concourse, The Bronx.

CAL. NO. 499-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on

behalf of Farlow Associates, Inc., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Undercliff avenue and West 175th street, The Bronx.

CAL. NO. 500-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Fort Lee Ferry Garage, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northwest corner of Bailey avenue and West Kingsbridge road, The Bronx.

CAL. NO. 501-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Patrick J. Murphy, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Cedar avenue and West Tremont avenue, The Bronx.

CAL. NO. 217-28-BZ—Application, March 10, 1928, under sections 7e and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Abraham J. Bernstein and Jacob Bernstein, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 1006-1010 Broadway, Brooklyn.

CAL. NO. 547-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of F. Billotto, owner, to permit in a residence district the alteration and conversion of an existing dwelling to a business use (store) on the basement story; premises 3534 Holland avenue, east side, 59.32 ft. north of East 211th street, The Bronx.

CAL. NO. 279-28-BZ—Application, March 29, 1928, under sections 7e and 21 of the building zone resolution, of Egan & Ittelson, applicants, on behalf of Stephen-Thouret Holding Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 206-210 West 77th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 13, 1928, 2 P. M.

Petitions for Variations.

425-28-S—207-209 East 120th street, Manhattan.

445-28-S—1489 Park avenue, Manhattan.

543-28-S—48-50 West 21st street, Manhattan.

398-28-S—814-826 Eighth avenue and 246 West 50th street, Manhattan.

591-28-S—1368-1370 DeKalb avenue, Brooklyn.

592-28-S—238 East 47th street, Manhattan.

CALENDAR

602-28-S—238-290 Logan street, Brooklyn.
606-28-S—576-582 Eighth avenue, Manhattan.

NOVEMBER 20, 1928, 10 A. M.

Appeals from Administrative Orders.

- 576-28-A—628-642 Amboy street, northwest corner of East 98th street, Brooklyn.
577-28-A—806-808 Broadway and 104 Fourth avenue, Manhattan.
580-28-A—1 East 57th street, northeast corner of Fifth avenue, Manhattan.
582-28-A—892 Atlantic avenue, Brooklyn.
583-28-A—152 Lawrence street, Brooklyn.
334-28-A—166 East 73rd street, Manhattan.
541-28-A—2866-2870 Third avenue, The Bronx.
365-28-A—50 West 57th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 20, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 360-28-BZ—Application, April 17, 1928, under sections 7e and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Samuel Mazzarell and Angelina Mazzarell, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2303-2311 Gravesend avenue, east side, 121.5 ft. north of Gravesend Neck road, Brooklyn.

CAL. NO. 422-28-BZ—Application, May 4, 1928, under sections 7b, 7c and 21 of the building zone resolution, of A. L. M. Development Corp., applicant and owner, to permit in a residence district, extending from a business district, the erection and maintenance of a theatre building; premises 1817-1819 Avenue M, Brooklyn.

CAL. NO. 523-28-BZ—Application, June 7, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Herman Schlossman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 16806-16808 Union Turnpike, south side, 40.22 ft. east of 168th street (Ackroyd avenue), Hillcrest, Jamaica, Borough of Queens.

CAL. NO. 533-28-BZ—Application, June 12, 1928, under section 21 of the building zone resolution, of John Caldwell Myers, applicant, on

behalf of Gilt Edge Corp., owner, to permit in a residence district the erection and maintenance of a building to be occupied as stores on the first story and as dwellings above; premises 2245 Grand Concourse, west side, 97.02 ft. north of East 182nd street, The Bronx.

CAL. NO. 534-28-BZ—Application, June 12, 1928, under section 21 of the building zone resolution, of William H. Bulkley, applicant, on behalf of Joseph A. Palma, owner, to permit in a business district the erection and maintenance of a garage for more than five (5) motor vehicles and a gasoline service station; premises 5869 Amboy road, north side, 550 ft. from Foster avenue, Princes Bay, Richmond.

CAL. NO. 546-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Harris Lubelsky, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2810 Westchester avenue, east side, 133.40 ft. north of Middletown road, The Bronx.

CAL. NO. 548-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Samuel Thau, owner, to permit in a business district the change of occupancy of an existing building to a motor vehicle repair shop; premises 2548 White Plains avenue, The Bronx.

CAL. NO. 738-28-BZ—Application, September 13, 1928, under section 21 of the building zone resolution, of Frank Wall, applicant, on behalf of Southfield Coal and Ice Co., Inc., owner, to permit in a business district the erection and maintenance of silos for the storage and distribution of coal; premises east side of North Railroad avenue, between Liberty and Buel avenues, Dongan Hills, Richmond.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 20, 1928, 2 P. M.

Appeal from Administrative Order.

465-28-A—850 ft. south of Goethal Bridge and 6,000 ft. east of Arthur Kill, Borough of Richmond.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, November 20, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 160-28-BZ—Application, February 24, 1928, under section 21 of the building zone resolution, of Edward J. Bausch, applicant, on behalf of Feinborough Homes, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Margaret place (Trotting Course lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

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CAL. NO. 267-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of Joseph D. Nunan, Jr., applicant, on behalf of I. & D. Realty Corp., owner, to permit in an "E" area and residence district the erection and maintenance of attached private residences omitting the side yard required under the building zone resolution; premises southeast corner of Reeds lane and Coles lane and southeast corner and southwest corner of Central place and Coles lane, Far Rockaway, Borough of Queens.

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 27, 1928, 10 A. M.

Appeals from Administrative Orders.

285-28-A—415-423 Ovington avenue, Brooklyn.

588-28-A—617-619 West 181st street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 27, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 133-28-BZ—Application, February 10, 1928, under sections 7e and 21 of the building zone resolution, of 340 West 57th Street Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 229-235 East 85th street, Manhattan.

CAL. NO. 393-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of Charles M. Carnelli, applicant, on behalf of Catherine Geoghegan, owner, to permit in a residence district the change of occupancy from a storage warehouse to a wet wash laundry; premises 404 13th street, south side, 147.50½ ft. east of Seventh avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY AFTERNOON, OCTOBER 19, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.

Absent: Chief Kenlon.

RULES.

217-21-SR.

PETITIONER—Greater New York Oil Heating Association.

SUBJECT—Amendments to the fuel oil rules.

APPEARANCES—

For Petitioner: J. S. Kaplan, Harry Tapp, J. L. Hernon, Ruben Lisson, J. H. Hallock, Clarence T. Coley, M. J. Sage, Wm. B. White, and others.

For Administration: Inspector Carroll and Mr. Peter C. Spence, chief of fire prevention bureau, fire department.

ACTION OF BOARD—Motion to include anti-syphon devices denied. Motion to adopt amendment to rule 4, subdivision A, section 1, denied. Motion to adopt amendment to rule 4, subdivision E, section 1, denied. Motion to adopt amendment to rule 4, subdivision F, section 4, denied. Motion to adopt amendment to rule 4, section 3, denied. Rule 4, subdivision B, section 4, amendment adopted. Rule 7, amendment adopted. Rule 8, amendment adopted. Meeting adjourned to October 26, 1928, at 2 p. m.

(Proposed amendments can be seen on page 1076)

Adjourned, 5.00 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 23, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held Tuesday morning, October 16, 1928, and the minutes of the regular meeting of the board held on Tuesday afternoon, October 16, 1928, were approved as printed in the Bulletin, No. 43, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

506-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Stillwell Theatre, Inc., owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—2406-2424 86th street, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

504-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for John Farina, Inc., owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—425-447 Coney Island avenue, Brooklyn.

APPEARANCES—

For Appellant: Herman E. Horwood.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(504-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for John Farina, Inc., owner, filed, June 2, 1928, an appeal from a decision of the superintendent of buildings, affecting premises 425-447 Coney Island avenue, Borough of Brooklyn; and

WHEREAS, the decision of the superintendent of buildings, rendered May 15, 1928, reads:

"As area of garage exceeds 10,000 sq. ft. a 4" stand-pipe system in compliance with Article 28, Section 581 (c) of Code is required.";

and

WHEREAS, the building is non-fireproof, one story in height, 200 ft. by 101 ft. 2¼ in., about 18,600 sq. ft. in area; OCCUPIED as a garage, 2 persons; and

WHEREAS, the appellant claims the building is divided by a fire wall; that each subdivided floor area is less than 10,000 sq. ft.; that all openings in the dividing wall are equipped with self-closing fireproof doors; furthermore, that the building is provided with ten skylights in the roof, sand pails and fire extinguishers are distributed throughout, also two city fire hydrants are directly in front of the premises.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the appeal be and it hereby is *denied*.

417-28-A.

APPELLANT—Buchman & Kahn, for Courtlef Realty Corp., owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—263-281 Seventh avenue, 165-173 West 25th street, and 158-162 West 26th street, Manhattan.

APPEARANCES—

For Appellant: John M. Montfort.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(417-28-A)

WHEREAS, Buchman & Kahn, for Courtlef Realty Corp., owner, filed, May 2, 1928, an appeal from a decision of the superintendent of buildings, affecting premises 263-281 Seventh avenue, 165-173 West 25th street and 158-162 West 26th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered April 4, 1928 (N. B. 540-1927), reads:

"20. Omission of elevator partition is unlawful. Sec. 373, subdivision 13.";

and

WHEREAS, the building is fireproof, twenty-six stories and pent house in height, 197 ft. 6 in. by 111 ft. 4 in. in area; OCCUPIED: 1st story, stores; upper stories, offices, show-rooms and 25 per cent manufacturing, 280 persons on each story; and

WHEREAS, appellant proposes to eliminate the partitions between elevators No. 10 and 11 (as shown upon filed plans) on all floors, thus placing three elevators in one shaft; and

WHEREAS, appellant requests the acceptance of the proposed conditions, contending that if required to place Elevator No. 10 in a separate shaft, great hardship would result should this elevator become disabled while carrying passengers.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects one shaftway, the south-easterly shaft, *on condition* that not more than three cars shall be installed in this shaft and that the remaining four shafts shall be restricted to not more than two cars each, and that the elevator equipment shall be installed in accordance with the rules in all other respects.

520-28-A.

APPELLANT—Edward P. Doyle, for Kelvinator Sales Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—3201 Queens boulevard, northeast corner of 32nd place, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Edward P. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

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THE RESOLUTION—

(520-28-A)

WHEREAS, Edward P. Doyle, for Kelvinator Sales Corp., owner, filed, June 6, 1928, an appeal from an order of the fire commissioner, affecting premises 3201 Queens boulevard, northeast corner of 32nd place, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated May 8, 1928 (Order No. 16967-LC), reads:

"4. Permanently brick up the opening on 2nd story, in division wall, separating this building from the adjoining building (4331 32nd Ave.)

OR

"Install a standpipe, four inches in diameter, tested to withstand a pressure of 300 lbs. per square inch. Plan and Specifications to be filed with the approval by the Fire Department before work is commenced."

and

WHEREAS, the building is non-fireproof, one and two stories in height, 200 ft. by 100 ft. (about 20,000 sq. ft. in area at first story) and 200 ft. by 25 ft. and 100 ft., irregular (about 6,800 sq. ft. in area at second story); OCCUPIED: cellar, boiler room; 1st story, machine shop, 30 persons; 2nd story, office and laboratory, 45 persons; and

WHEREAS, the appellant claims that the building is divided by a party wall extending 3 ft. above the roof; that there is only one opening, 3 ft. by 7 ft. in the party wall at second story for the accommodation of the office force; furthermore, the appellant contends that sufficient appliances have been installed, also that there is a fire alarm box and sufficient fire hydrants in the immediate vicinity.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the stair hall openings on the second story shall be equipped with self-closing fireproof doors; that the building shall be not increased in height, area or dimension, and so long as conditions as to occupancy and use remain substantially unchanged.

505-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Childs Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—206-208 West 43rd street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(505-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Childs Co., owner, filed, June 2, 1928, an appeal from an order of the fire commissioner, affecting premises 206-208 West 43rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 10, 1928 (Order No. 36996-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level. Sec. 20, Ch. 12, Code of Ordinances."

and

WHEREAS, the building is fireproof, eleven stories in height, 30 ft. by 100 ft. 5 in. in area; OCCUPIED as a hotel, about 100 persons throughout; and

WHEREAS, the appellant claims that the building has been used in the same manner since the date of its erection in 1901; that it is equipped with a standpipe system and an interior fire alarm system and a 2½-gallon fire extinguisher is provided on each story; that the standpipe system is fed from a 1,500-gallon roof tank, the bottom of which is 6 ft. above the top story outlet; that a similar order (No. 65593-F) was rescinded by the fire department April 16, 1920, on condition that the present tank be kept full at all times, which condition has been observed; furthermore, the appellant contends that the present system complies with the requirements of section 44 of the standpipe rules of 1923.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the requirements as to the tank, *on condition* that the existing standpipe system shall comply and be maintained in accordance with the rules for existing standpipe systems in all other respects; that the building shall be not increased in height or area, and so long as conditions as to occupancy remains unchanged.

458-28-A.

APPELLANT—Lazar & Fonyo, lessees.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—64 West 48th street (14th floor), Manhattan.

APPEARANCES—

For Appellant: Robert S. Tipping.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(458-28-A)

WHEREAS, Lazar & Fonyo, lessees, filed, May 18, 1928, an appeal from an order of the fire commissioner, affecting premises 64 West 48th street (fourteenth floor), Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 12, 1928 (Order No. 43115-LC), reads:

"1. Have each operator of a torch or other similar device or apparatus for heating, melting or welding, apply for and secure a Certificate of Fitness. Examinations every day from 9 A.M. to 3 P.M., Room 1100, Municipal Bldg. Each applicant must file two unmounted photographs at least 2 x 3 inches."

and

WHEREAS, the building is fireproof, sixteen stories in height, 84 ft. by 100 ft. in area at first story and 84 ft. by 90 ft. in area above; OCCUPIED: 1st story, stores; upper stories, offices and tenant factories, 40 persons per story; appellant occupies part of the fourteenth story as a manufacturing jeweler; and

WHEREAS, appellant contends that there are two cylinders, each containing 220 ft. of oxygen, stored in the premises; that the persons operating the individual torches do not operate the oxygen regulator; that the large torch for melting platinum, at the tank side, is operated by a member of the firm who has a certificate of fitness; and

WHEREAS, the operation of the equipment noted in the order of the fire commissioner requires the use of oxygen and illuminating gas; and

WHEREAS, the appellant contends that there is a certificate of occupancy for 25 per cent manufacturing use in the premises in force.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, so far as it affects the fourteenth story, *on condition* that the operation of the oxygen cylinders and the large

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torch shall be under the supervision of a certified operator and that this work shall be limited to that of the jewelry trade.

415-28-A.

APPELLANT—Samuel Rosenblum, for Sol. A. Cohen, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—102-110 Attorney street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(415-28-A)

WHEREAS, Samuel Rosenblum, for Sol. A. Cohen, owner, filed, May 1, 1928, an appeal from an order of the fire commissioner, affecting premises 102-110 Attorney street and 181 Rivington street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 31, 1928 (Order No. 32112-F), reads:

"1. Replace the missing shutters with proper iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at east side of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5, of the Code of Ordinances."

and

WHEREAS, the building is non-fireproof, six stories in height, 100 ft. by 50 ft. in area; OCCUPIED: 1st story, stores; 2nd story, prayer room and partly vacant; 3rd story, manufacture of coats and partly vacant, 16 persons; 4th story, vacant at present; 5th story, manufacture of coats and partly vacant, 15 persons; 6th story, manufacture of vests, 35 persons; and

WHEREAS, there are windows in the court walls of the building within 30 ft. of openings in an abutting four-story tenement to the east and three windows on each story above the first story in the easterly gable wall within 25 ft. of openings in a neighboring five-story tenement to the east; and

WHEREAS, appellant contends that the windows in the court form an exposure only to two small toilet windows in the adjoining premises; that the other windows are some distance away over open spaces and that there is no hazardous occupancy in the adjoining buildings.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects windows not on the course of stair halls, public corridors, elevator shafts, fire escapes or passageways, so long as conditions as to occupancy and use remain substantially unchanged.

476-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co. for Columbia Realty Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—235-245 Sixth avenue and 109 West 15th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(476-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Columbia Realty Co., owner, filed, May 22, 1928, an appeal from an order of the fire commissioner, affecting premises 235-245 Sixth avenue and 109 West 15th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 12, 1928 (Order No. 31297-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the building is non-fireproof, four stories (60 ft.) in height, irregular in area, having a frontage of 103 ft. 3 in. on Sixth avenue and 25 ft. on West 15th street; the basement story being divided into two sections: respectively, 9,500 and 1,940 sq. ft. in area; the first story being divided into two sections: respectively, 9,200 and 2,000 sq. ft. in area; the upper stories being open lofts; the area of each being approximately 10,800 sq. ft.; OCCUPIED: basement, storage of clothing and barber shop; 1st story, stores; 2nd story, vacant at present; 3rd story, upholstery, 15 persons; 4th story, vacant at present; and

WHEREAS, appellant contends that the premises are equipped throughout with a thermostatic fire alarm system; that the basement, excepting the northerly section, is protected with a dry sprinkler system and contends, further, that the building is low in height and has a frontage on two streets; and

WHEREAS, the building opens to two street fronts and each floor is in open loft and single tenancy.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the premises shall be equipped with thermostatic fire alarm with central office connection; that the building shall be not increased in height or area, and so long as conditions as to occupancy and use remain substantially unchanged.

436-28-A.

APPELLANT—Maxwell Schantz, for Metropolitan-Columbia Mfg. Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—714-722 Metropolitan avenue, Brooklyn.

APPEARANCES—

For Appellant: Maxwell Schantz.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(436-28-A)

WHEREAS, Maxwell Schantz, for Metropolitan-Columbia Manufacturing Co., Inc., owner, filed, May 9, 1928, an appeal from an order of the fire commissioner, affecting premises 714-722 Metropolitan avenue, Borough of Brooklyn; and

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WHEREAS, the order of the fire commissioner, dated April 23, 1927 (Order No. 9873-LC), reads:

"12. Install standpipe 4" in diameter, tested to withstand a pressure of 300 lbs. square inch, extending from cellar to roof, with necessary check valves and 2½" regulation Fire Department outlets. Plans and specifications in duplicate must be filed with and approved by this Department before the above work may be commenced."

and

WHEREAS, the premises consist of three attached frame and brick buildings, two and three stories (38 ft.) in height, 124 ft. 8 in. by 96 ft., about 11,800 sq. ft. in area at first story, 10,800 sq. ft. in area at second story and 6,500 sq. ft. in area at third story; OCCUPIED: 1st story, manufacture of lighting fixtures, 25 persons; 2nd story, one living apartment and manufacture of lighting fixtures, 40 persons; 3rd story, one living apartment and stock rooms; and

WHEREAS, the appellant claims that the buildings are equipped with a wet sprinkler system, connected to city main, and an interior fire alarm system; that fifty water pails are distributed throughout; that each story is divided into three floor areas; the largest single floor area is 5,764 sq. ft. and connected by fireproof self-closing doors; that the exits are adequate; furthermore, the appellant contends that the occupancy is not hazardous and the order is an unnecessary expense to the owner; and

WHEREAS, the premises are equipped with a wet sprinkler system with street connection to the city main.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that all horizontal door openings shall be equipped with approved fire doors; that the building shall be not increased in height or area, and so long as conditions as to occupancy and use remain substantially unchanged.

489-28-A.

APPELLANT—Samuel Rosenblum, for Local Milk Products, Inc., lessee.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—614-616 West 49th street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(489-28-A)

WHEREAS, Samuel Rosenblum, for Local Milk Products, Inc., filed, May 28, 1928, an appeal from orders of the fire commissioner, affecting premises 614-616 West 49th street and 615 West 48th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated March 3, 1928, and April 17, 1928, are as follows:

"Order No. 41649-LC:

"You are hereby notified that an inspection of premises 614-16 West 49th Street, Manhattan, used as a storage garage, shows that the following must be done before permit requested by you can be issued:

"1. No occupancy permitted between garage and dwelling (office).";

and

"Order No. 42547-LC:

"You are hereby notified that your Fire Department permit No. 180518 dated to expire Feb. 14, 1929, is revoked.

"REASON: You have failed to comply with Order No. 41649-LC now pending against these premises.";

and

WHEREAS, the building, facing on two street fronts, is non-fireproof, two stories in height on West 48th street and three stories in height on West 49th street, having a frontage of 50 ft. 4 in. on West 49th street, 41 ft. 8 in. on West 48th street and a depth of 200 ft. 10 in.; OCCUPIED: 1st story, garage and milk storage, 6 persons; 2nd story, office and milk storage, 5 persons; 3rd story (48th street front), dwelling for one family; (rear), storage; and

WHEREAS, appellant contends that the garage is separated from the rest of the building by fire-retarding walls and floors; that the apartment has a direct entrance to the street and is otherwise adequately provided with exits; that the dwelling is occupied by the caretaker of the premises and that there is a permit heretofore issued for the premises.

Resolved, that the orders of the fire commissioner be and they hereby are *modified*, and that the appeal be and it hereby is *granted on condition* that the dwelling occupancy shall be restricted to the use of a regularly employed member of the organization working on the premises; that the building shall be not increased in height, area or dimension in any respect, and so long as the occupancy and use remain in single tenancy and operation.

483-28-A.

APPELLANT—John J. Gilmartin, for Piankay Realities Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—218 East 28th street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(483-28-A)

WHEREAS, John J. Gilmartin, for Piankay Realities, Inc., owner, filed, May 24, 1928, an appeal from an order of the fire commissioner, affecting premises 218 East 28th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 27, 1928 (Order No. 17852-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at east, west, south sides of the building, or other approved protection, as per Sec. 375, Article 18, Chapter 5 of the Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, six stories in height, 44 ft. by 98 ft. 9 in. in area; OCCUPIED: 1st story, storage of furniture, 5 persons; upper stories, manufacture of furniture, 10 persons per story; and

WHEREAS, there are thirteen windows in the easterly wall of the building within 30 ft. of openings in or within 12 ft. of the roof of an adjoining public school; six windows in the south wall on each story above the first story within 15 ft. of a neighboring six-story tenement to the south or within 16 ft. of openings in or within 50 ft. of the roof of a neighboring two-story church to the south; three windows in the westerly wall on each story above the first story within 30 ft. of openings in neighboring buildings and two windows on the fourth, fifth and sixth stories within

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50 ft. of the roof of an adjoining three-story tenement to the west; and

WHEREAS, appellant contends that the building is sprinklered throughout and that the system is so arranged that there is a head directly in front of most of the windows affected by the order.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects all of the exposed openings other than those in the easterly gable wall and openings not on the course of the stair halls or shaftways, *on condition* that the building shall be equipped with an approved wet sprinkler system; that the building shall be not increased in height or area, so long as conditions as to occupancy and use remain substantially unchanged.

BUILDING ZONE CASES.

160-28-BZ.

APPLICANT—Edward J. Bausch, for Feinborough Homes, Inc., owner.

SUBJECT—Application, re decision of the fire commissioner, under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of Margaret place (Trotting Course lane) and 82nd avenue (Olivia place), Glendale, Queens.

APPEARANCES—

For Appellant: Jacob E. Bausch.
For Opposition: None.

ACTION OF BOARD—Laid over to November 20, 1928, at 2 p. m., on request of applicant's representative.

267-28-BZ.

APPLICANT—Joseph D. Nunan, Jr., for I. & D. Realty Corp., owner.

SUBJECT—Application (re decisions of the superintendent of buildings) under section 21 of the building zone resolution, to permit in an "E" area and residence district the erection and maintenance of attached private residences omitting the side yard required under the building zone resolution.

PREMISES AFFECTED—Southeast corner of Reeds lane and Coles lane and southeast corner and southwest corner of Central place and Coles lane, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Joseph D. Nunan, Jr.
For Opposition: Charles P. Stewart and Albert Stern.

ACTION OF BOARD—Laid over to November 20, 1928, at 2 p. m., on request of applicant.

139-28-BZ.

APPLICANT—The Grace Club, Inc., owner.

SUBJECT—Application (re order of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in business district and partly in a residence district the maintenance of a building occupied as a restaurant on the basement story.

PREMISES AFFECTED—147-151 East 21st street, Manhattan.

APPEARANCES—

For Applicant: Grace Humiston.
For Opposition: J. P. Wilson and C. G. Kolise.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0
Absent 0

268-28-BZ.

APPLICANT—William Richter, for Henry C. Behrens, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—878-886 Gravesend avenue, west side, 160 feet south of Avenue F, Brooklyn.

APPEARANCES—

For Applicant: William Richter and Marshall B. Van Cott.

For Opposition: David L. Blick and H. L. Kinney.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

305-28-BZ.

APPLICANT—Rosenson & Lorence, for Causeway Boulevard Corporation, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—160-46 to 160-54 Woodhaven boulevard and 92-09 to 92-15 161st avenue (Grimm avenue), northwest corner, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Louis Lorence.
For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

223-28-BZ.

APPLICANT—Emil Guterman, for Edward J. Foy, owner.

SUBJECT—Application for reopening—reconsideration—application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station. (Previously withdrawn.)

PREMISES AFFECTED—329-53 Skillman avenue, Long Island City, Queens.

APPEARANCES—

For Applicant: Edward F. Fox.
For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call Tuesday, November 13, 1928, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR CALENDAR CALL—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

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177-28-BZ.

APPLICANT—Henry J. Nurick, for Nathan Adelman, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—224 Humboldt street, southeast corner of Scholes street, Brooklyn.

APPEARANCES—

For Applicant: Louis Horwitz and Henry J. Nurick.

For Opposition: A. Lionel Levy.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(177-28-BZ)

WHEREAS, Henry J. Nurick, for Nathan Adelman, owner, filed, February 29, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 224 Humboldt street, southeast corner of Scholes street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 23, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Scholes street and Humboldt street are both in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 21, 1927, reads:

"Proposition contrary to the Zone Resolution, Art. 2, Section 4a, 46.

"The installation of a gasoline service station in a business district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 30 ft. on Humboldt street and 25 ft. on Scholes street, upon which it is proposed to erect a small one-story office and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

292-28-BZ.

APPLICANT—Morris M. Polansky, for Abraham Scher, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used as a store on the first story and as dwellings above.

PREMISES AFFECTED—4430 Seton avenue, east side, 275.07 feet north of Nereid avenue, The Bronx.

APPEARANCES—

For Applicant: Thomas Gilleran and Morris M. Polansky.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon	4
Negative: Commissioner Connell.....	1
Absent	0

THE RESOLUTION—

(292-28-BZ)

WHEREAS, Morris H. Polansky, for Abraham Scher, owner, filed, April 2, 1928, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used as a store on the first story and as dwellings above; premises 4430 Seton avenue, east side, 275.07 ft. north of Nereid avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 23, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Seton avenue is in a residence district, and Mundy's lane is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 6, 1928 (re N. B. 276-1928), reads:

"1. Proposed business building in a residence district is contrary to the Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of frame construction, two stories in height, with a frontage of 24 ft. and a depth of 67 ft.; to be occupied as store and dwellings; and

WHEREAS, it is proposed to erect a two-story building, with business use at the frontage on the first story, with dwelling occupancy throughout above; and

WHEREAS, there is a preponderance of support filed with the board in the form of consents of all property owners on the same side of Seton avenue, the board deems that a denial of this application would constitute a hardship under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only as far as it affects the first story, street level of the premises, *on condition* that the building shall be erected not less than two stories in height above grade; that the business use and occupancy shall be restricted to one room at the front of the building for retail merchandise use, the entire remainder of the premises being restricted to conforming dwelling use; that there shall be no advertising signs exposed or displayed, other than the fixed lettering on the plate glass show window of the store front; that all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

407-28-BZ.

APPLICANT—William F. Doyle, for Here Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit the extension from a business district into a residence district of a proposed business building (stores).

PREMISES AFFECTED—West side of Morrison avenue, 100 feet south of Westchester avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

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THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(407-28-BZ)

WHEREAS, William F. Doyle, for Here Holding Corp., owner, filed, April 30, 1928, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed business building (stores); premises west side of Morrison avenue, 100 ft. south of Westchester avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 23, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Soundview avenue is in a business district; Westchester avenue is in a business district; Morrison avenue, south of a point 100 ft. south of Soundview avenue, is in a residence district, and Stratford avenue, south of a point 100 ft. south of Westchester avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 26, 1928 (re N. B. 913-1928), reads:

"1. Erection of business building partly in business district and partly in a residence district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story and cellar in height, with a frontage of 100 ft. and a depth of 100 ft. and a distance of 87 ft. across the rear; to be occupied as stores; and

WHEREAS, the entire frontage of this property is in the business use area, within the business use influence of Soundview avenue, the rear of premises lying in the residence use area; and

WHEREAS, the board is empowered, under section 7, subdivision c, to grant a variation of the building zone resolution, and under these circumstances the board deems that applicant is entitled to relief under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the use and operation of these premises shall be restricted to that of retail mercantile use and conduct; that the southerly gable walls shall be unpierced throughout their entire height and length; that there shall be no roof signs erected or maintained on the premises; that all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

341-28-BZ.

APPLICANT—William F. Doyle, for Nathan Levy, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7a, 7b, 7c and 21 of the building zone resolution, to permit the extension from a business district into a residence district of an existing business building.

PREMISES AFFECTED—771-773 East Tremont avenue, north side, 100.18 feet east of Prospect avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4
Negative: Chief Kenlon..... 1
Absent 0

THE RESOLUTION—

(341-28-BZ)

WHEREAS, William F. Doyle, for Nathan Levy, owner, filed, April 12, 1928, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of an existing business building; premises 771-773 East Tremont avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 23, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East Tremont avenue is in a business district; Mapes avenue is in a business district; Prospect avenue, north of a point 100 ft. north of East Tremont avenue, is in a residence district, and East 178th street, west of a point 100 ft. west of Mapes avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 9, 1928 (re Alt. App. 177-1928), reads:

"1. Proposed extension of business building into residence district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the existing building is non-fireproof, one story and basement in height, having a frontage of 50 ft. and a depth of 100 ft.; it is proposed to remove the rear wall of the existing building and to extend the basement and first story for a distance of 50 ft. to the rear; a triangular-shaped portion (the northwesterly half) of the proposed addition extends into the residence district, the remainder of the structure being in the business district; proposes to use the entire building as a department store; and

WHEREAS, it is proposed to extend an existing business building for a distance of 50 ft. to the rear, a triangular-shaped portion of said extension running into the residence use district due to the topographical lines of street fronts; and

WHEREAS, the board is empowered, under the provisions of section 7, subdivision c, to grant a variation under these circumstances; and

WHEREAS, the board deems that it would be a hardship under section 21 to deny the application.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the use and occupancy of the premises shall be restricted to that of retail mercantile business; that the building within the residence use area shall not exceed in height a one-story structure above grade; that the gable walls within the residence use area shall be unpierced throughout their entire height and length; that the building shall be constructed strictly in accordance with the requirements of the building code in all respects; that all permits required shall be obtained within nine months and all work involved thereby completed within one year from the date of this action.

309-28-BZ.

APPLICANT—William F. Doyle, for B. M. Maltz & Sons, Inc., owner.

SUBJECT—Application (re decision of the fire commissioner) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

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PREMISES AFFECTED—2323-2331 Flatbush avenue, and 2370-2384 Utica avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Ida Sternfeld.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(309-28-BZ)

WHEREAS, William F. Doyle, for B. M. Maltz and Sons, Inc., owner, filed, April 4, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 2323-2331 Flatbush avenue and 2370-2384 Utica avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 23, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Flatbush avenue and Utica avenue are in a business district, and Avenue S is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered March 29, 1928, reads:

"1. A gasoline service station at the above location being in a business district may not be permitted. Appeal may be taken to the Board of Standards and Appeals. Sec. 4-6, Building Zone Resolution."

and

WHEREAS, it is proposed to erect a cement block office, 20 ft. by 20 ft., bury four 550-gallon tanks and erect four pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, there has been filed by the applicant a preponderance of consents of all affected property owners on both street fronts and of the adjoining owners in the same triangular block, the board deemed that denial of the variation would constitute a hardship under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be erected on the building line on both street fronts a concrete curbing not less than 12 in. in height and a triangular concrete platform not less than 10 ft. in depth and 12 in. in height from the intersection of Utica avenue with Flatbush avenue; that the proposed one-story building shall be finished on the exterior with white enameled brick with dark enameled brick trim; that the roof shall be of hip type finished with variegated slate or Spanish tile; that there shall be not more than two vehicular openings in the concrete curbing on either street front; that the use, operation and sales of these premises shall be restricted exclusively within the property lines; that there shall be no crankcase service, grease racks or pits installed on the premises; that any signs or advertising display shall be restricted to that on the illuminated lamps of the gasoline pumps; that all permits required shall be obtained within six months and any work involved completed within one year from the date of this action.

156-28-BZ.

APPLICANT—William F. Doyle, for Hugh Clark, owner.

SUBJECT—Application for reopening—amendment—re

application (decision of the fire commissioner) under sections 7-e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station, and also a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—287-291 Prospect avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended to include determination of the superintendent of buildings, and reaffirming previous action of the board of July 17, 1928.

THE VOTE TO REOPEN AND INCLUDE DETERMINATION OF SUPERINTENDENT OF BUILDINGS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(156-28-BZ)

WHEREAS, William F. Doyle, for Hugh Clark, owner, filed, February 23, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station and also a garage for the storage of more than five motor vehicles; premises 287-289 Prospect avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 17, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Prospect avenue is in a business district and Sixth avenue is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered February 11, 1928 (re Plan No. 321-1928), reads:

"1. A garage for more than five cars and a gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals. Sec. 4, Building Zone Resolution."

and

WHEREAS, the decision of the superintendent of buildings, rendered October 18, 1928, in acting on Application No. 15722-28, reads:

"1. Garage for more than 5 motor vehicles contrary to Art. II, Sec. 4 (a 15) of zone resolution above. Application is therefore denied."

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 75 ft. and a depth of 196 ft. 7 in.; to be occupied as a gasoline service station and a garage for the storage of more than five motor vehicles; and

WHEREAS, the applicant established his basis of appeal under section 7e of the building zone resolution and the board deemed that denial of the variation would constitute unnecessary hardship within the meaning of section 21 of the resolution; and

WHEREAS, this application was granted by the board at its meeting, July 17, 1928, on the basis of a decision of the fire commissioner, and applicant requested a reopening of the case and the inclusion of the decision of the superintendent of buildings.

Resolved, that the board of standards and appeals does hereby reaffirm its action of July 17, 1928, and make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the building shall be erected fireproof throughout and shall not exceed two stories

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in height above grade; that the building shall not be erected within 5 ft. of the westerly property line; that both gable walls shall be unpierced throughout their entire height and length; that the front elevation shall be finished with face brick and architectural terra cotta or stone trimmings; that any gasoline storage equipment installed shall be located at the extreme easterly end of the premises at the front of the building; that there shall be no open gasoline service station installed on these premises; that the walls shall be carried, at the building line, from the street grade to the roof; that all necessary permits shall be obtained within nine months and the work completed within one year from the date of this action.

1234-27-BZ.

APPLICANT—Alonzo E. De Baun, owner.

SUBJECT—Application for reopening—extension of time—application (re decision of the fire commissioner) under sections 7c and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of an automobile showroom and service station in connection therewith.

PREMISES AFFECTED—South side of Hillside avenue, 120 feet west of 146th street (Colonial avenue), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to procure permits.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(1234-27-BZ)

WHEREAS, Alonzo E. DeBaun, owner, filed, November 22, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of an automobile showroom and service station in connection therewith; premises south side of Hillside avenue, 120 ft. west of 146th street (Colonial avenue), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hillside avenue is in a business district; 144th street is in a business district; 146th street, south of a point 100 ft. south of Hillside avenue, is in a residence district, and 88th avenue, from a point 100 ft. east of 144th street to a point 100 ft. east of 146th street, is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered March 8, 1927 (re Plan No. 1828-1926), reads:

"1. Automobile showroom and service station in connection therewith not permitted in a business district extending into a residence district. * * *";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 122.54 ft. and a depth of 163.24 ft., irregular; to be occupied as a showroom and service station; an irregular shaped portion along the rear of the proposed building is in the residence district, 32 ft. by approximately 120 ft., 3,800 sq. ft. in area, and the remainder, approximately 19,500 sq. ft. of the building is in the business district; proposes to use that portion of the building facing on Hillside avenue as automobile showrooms and as a driveway leading to the service station at the rear; and

WHEREAS, the entire premises is in single ownership, the rear portion of which extends into the residence use area; and

WHEREAS, this application was granted by the board at its meeting, April 24, 1928, on certain conditions, and applicant requested an extension of time.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, only as far as it affects the first story, street grade level of the entire plot, on condition that any structure erected in excess of one story shall be restricted to conforming uses, and on condition that no part or portion of these premises shall be used, maintained or operated for automobiles in live storage, use or operation, and that any industrial work, use or operation on any automobiles on these premises shall be restricted to that of manual operation; that no machinery, open furnace, flame or torch shall be permitted in the use and operation of any business conducted on the premises; that there shall be no roof signs erected or maintained; that the rear and gable walls within the business use area of the premises shall be unpierced throughout their entire height and length; that any permits required shall be obtained within three months and all work involved completed within six months from the date of this action—October 23, 1928.

Adjourned 12.45 p. m.

WILLIAM J. O'GORMAN, Secretary.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 23, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

APPEALS FROM ADMINISTRATIVE ORDERS.

465-28-A.

APPELLANT—Gulf Refining Company, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—850 feet south of Goethal Bridge and 6,000 feet east of Arthur Kill, Richmond.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to November 20, 1928, at 2 p. m.

774-28-A.

APPELLANT—William F. Doyle, for Israel B. Miller, owner.

SUBJECT—Request for early hearing—appeal from order of the fire commissioner.

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PREMISES AFFECTED—6501-6505 13th avenue, Brooklyn.

APPEARANCES—

For Appellant: William F. Doyle.

ACTION OF BOARD—Request for early hearing granted and appeal set for hearing November 13, 1928, at 10 a. m.

THE VOTE TO GRANT EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative 5
Absent 0

519-28-A.

APPELLANT—Petroleum Heat & Power Co., for W. B. Z. Construction Company, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—1415 Bryant avenue, The Bronx.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative 5
Absent 0

469-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co. for Bleeker & Wooster Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—124 Bleeker street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative 5
Absent 0

THE RESOLUTION—

(469-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Bleeker & Wooster Corp., owner, filed, May 21, 1928, an appeal from an order of the fire commissioner, affecting premises 124 Bleeker street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 7, 1927 (Order No. 29464-F), reads:

"1. Provide a tank on roof of at least 3,500 gallons capacity for the standpipe system, said tank to be so elevated that the bottom will be not less than 20 feet above the roof level, Section 20, Chapter 12, Code of Ordinances."

and

WHEREAS, the building is fireproof, eight stories (99 ft.) in height, 25 ft. by 100 ft. (2,500 sq. ft.) in area; OCCUPIED: 1st story, stores, 5 persons; 2nd story, manufacture of shoes, 12 persons; 3rd story, manufacture of hats, 4 persons; 4th story, manufacture of clothing, 3 persons; 5th story, manufacture of electric irons, 4 persons; 6th and 7th stories, manufacture of clothing, 4 persons each story; 8th story, manufacture of hats, 7 persons; and

WHEREAS, the appellant claims the building was erected in 1900, equipped with a dry standpipe system with riser in stair hall, 2½-inch hose outlet on each story and siamese

connections on Wooster street front; the cellar is protected with perforated pipes with siamese connections on Wooster street front; that the building is provided with a labor law fire escape on Wooster street front, and also equipped with an interior fire alarm system; furthermore, the appellant contends that the exits and fire protective appliances are adequate.

Resolved, that the order of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that a tank be installed not less than 10 ft. above the grade of the roof; the capacity of the tank to be not less than 2,000 gallons; the system in all other respects to be completely in accordance with the rules for existing standpipe equipment, and on further condition that the building be not increased in height or area and that the occupancy and use remain substantially unchanged.

290-28-A.

APPELLANT—Joseph J. Furman, for Penn Arcade Realty Corp., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—146-150 West 34th street and 141-153 West 33rd street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative 5
Absent 0

THE RESOLUTION—

(290-28-A)

WHEREAS, Joseph J. Furman, for Penn Arcade Realty Corp., lessee, filed, March 31, 1928, an appeal from an order of the fire commissioner, affecting premises 146-150 West 34th street and 141-153 West 33rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 25, 1928, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the building is non-fireproof, four stories (44 ft.) in height, having a frontage of 60 ft. on West 34th street, 125 ft. on West 33rd street and a depth of 200 ft.; a total area of approximately 19,000 sq. ft. on the first story and approximately 10,000 sq. ft. above the first story; OCCUPIED: 1st story, stores; 2nd story, restaurant, stores and offices, 90 persons; 3rd story, offices, showrooms and tenant factories (embroideries), 100 persons; 4th story, offices, showrooms and tenant factories (embroideries), 100 persons; and

WHEREAS, appellant contends that the building is low in height, faces on two street fronts and is adequately provided with exits and proposes to install an interior fire alarm signal system; to maintain a fire drill and to provide portable fire extinguishers, fire pails, etc., throughout the building; and

WHEREAS, because the layout of the first story from street to street exceeds an area of 10,000 sq. ft., and of the occupancy of the entire plot on first story, the requirements as to standpipe equipment for area and occupancy applies in this case.

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Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and that the premises shall be equipped throughout with such auxiliary fire fighting equipment as shall be directed by the fire department, so long as conditions as to occupancy and use remain unchanged.

437-28-A.

APPELLANT—Joseph C. Schaeffler, for Borden's Farm Products Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—615-627 West 49th street and 624-628 West 50th street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(437-28-A)

WHEREAS, Joseph C. Schaeffler, for Borden's Farm Products Co., Inc., owner, filed, May 10, 1928, an appeal from an order of the fire commissioner, affecting premises 615-627 West 49th street and 624-628 West 50th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 20, 1927 (Order No. 27617-F), reads:

"Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure.";

and

WHEREAS, the building is fireproof, one, two and three stories (43 ft.) in height, 55 ft. 8 in. frontage on Twelfth avenue, 300 ft. frontage on West 50th street, extending 200 ft. 10 in. through the block with a frontage of 150 ft. on West 49th street, about 35,000 sq. ft. in area at first story, 25,000 sq. ft. in area at second story and 7,800 sq. ft. in area at third story; OCCUPIED: cellar, boiler room; 1st story, wagon storage, 50 persons; 2nd story, office and stable, 105 persons; 3rd story, storage of baled hay and oats; and

WHEREAS, the appellant claims that a four-inch horizontal wet line has been constructed along the ceiling of first story, fed from two street mains, with eleven 1½-inch hose outlets covering the first story floor area; there are also nine ¾-inch hose outlets on second story; that an approved automatic sprinkler system has been installed on the third story; that the fire hazard in stable on second story has been reduced to a minimum by using peat moss for bedding; furthermore, the appellant contends that the present fire extinguishing systems provide a more certain protection than a vertical standpipe system; and

WHEREAS, the premises opens on three street fronts and has auxiliary sub-standard fire extinguishing equipment.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building be not increased in height or area; that the third story used as storage occupancy shall be equipped with a sprinkler system and that the existing standpipe service shall be maintained, and so long as conditions as to occupancy and use remain unchanged in single tenancy and operation.

552-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Goodwin & Goodwin, lessees.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—880-890 Columbus avenue, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(552-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Goodwin & Goodwin, Inc., lessee, filed, June 21, 1928, an appeal from an order of the fire commissioner, affecting premises 880-890 Columbus avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 27, 1927, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building is non-fireproof, three stories and basement (40 ft. 6 in. above grade) in height, 151 ft. 10 in. by 109 ft., irregular, in area; separated into two sections by a brick wall which is unpierced on the basement and first stories and having two openings on the second story with a fireproof door on one side of the openings therein; the area of the basement story, south of the fire wall being 4,900 sq. ft.; north of the fire wall being 11,800 sq. ft.; the respective areas of the first and second stories, south of the fire wall, being 3,800 sq. ft.; north of the fire wall, being 8,900 sq. ft.; the third story being 1,400 sq. ft.; OCCUPIED: basement, storage and bowling alley, 5 persons; 1st story, stores, 30 persons; 2nd story, offices, furniture showroom, sign painter and manufacture of artificial flowers, 19 persons; 3rd story, photo studio, 2 persons; and

WHEREAS, appellant proposes to provide, at the openings (on the second story) in the fire wall an automatic self-closing sliding door at one side of opening in addition to the existing fire door, contending that this will constitute two separate buildings under the standpipe rules; contends, further, that the only excess area exists in the basement which has an area of 11,800 sq. ft.; that the boiler room is outside the structure and that the building is amply provided with exits; and

WHEREAS, the premises is subdivided longitudinally by a wall of approved masonry, no single area of which exceeds 10,000 sq. ft., other than the basement story.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that all horizontal openings be equipped with approved fireproof doors, so long as conditions as to occupancy and use remain unchanged and the building be not increased in height or area.

BUILDING ZONE CASES.

45-28-BZ.

APPLICANT—John J. Dunnigan, for Marles Realty Corp., owner.

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SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2871 Bailey avenue, west side, 337.08 feet south of West 230th street, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: None.

ACTION OF BOARD—Laid over to November 20, 1928, at 2 p. m., on request of applicant's representative.

1326-27-BZ.

APPLICANT—John J. Dunnigan, for John H. Cordes and Amy B. Cordes, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Boston road and Herring avenue, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: Patrick J. McNab.

ACTION OF BOARD—Laid over to November 20, 1928, at 2 p. m., on request of applicant's representative.

29-28-BZ.

APPLICANT—Philip J. Sinnott, for Isidor Dunitz, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1952-1956 Eastern Parkway Extension, east side, 5 feet 1½ inches north of Truxton street, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle and Chief Kenlon	2
Negative: Chairman Walsh, Commissioners Connell and Holland	3
Absent	0

THE RESOLUTION—

(29-28-BZ)

WHEREAS, Philip Sinnott, for Isidor Dunitz, owner, filed, January 13, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1952-1956 Eastern Parkway Extension, east side, 5 ft. 1½ in. north of Truxton street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 23, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Eastern Parkway Extension, Truxton street and Fulton street are all in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 17, 1927 (re App. No. 21328), reads:

"Proposition contrary to the zone resolution, Art. II, Sec. 4 a, 46.

"The installation of a gasoline service station in a business district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 49 ft. 3 in. on Eastern Parkway Extension, 39 ft. on Truxton street and a distance of 33 ft. 2½ in. across the easterly rear, upon which it is proposed to erect a small one-story office and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to the relief requested on the ground of practical difficulty and unnecessary hardship within the meaning of section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

540-27-BZ.

APPLICANT—F. Matthew Buermann, substituted for Henry J. Nurick, for Abraham Goldinger, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7(g) and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied).

PREMISES AFFECTED—725-727 Bedford avenue, Brooklyn.

APPEARANCES—

For Applicant: F. Matthew Buermann.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(540-27-BZ)

WHEREAS, F. Matthew Buermann, substituted for Henry J. Nurick, for Abraham Goldinger, owner, filed, May 16, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 725-727 Bedford avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 23, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bedford avenue is in a business district, and Flushing avenue and Spencer street are in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 5, 1927 (re App. No. 7762-27), reads:

"Proposed gasoline station to be located in a business use district is contrary to Art. II, 84 (a) of the Zone Resolution.";

and

WHEREAS, it is proposed to erect an office, bury storage tanks and erect pumps on the premises for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the applicant has filed 77 per cent of consents of affected property owners and is precluded from obtaining over 80 per cent because of the refusal of owners of similar competitive property within the affected area to give consent, and the board deems that it would, under the circumstances, be an unnecessary hardship within the meaning of section 21 of the building zone resolution to deny the application.

Resolved, that the board of standards and appeals does

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hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be erected on the southerly and easterly property line a wall of approved masonry finished on the interior or exposed side with light-colored face brick, laid out in panel design with rails and styles of dark colored enameled brick, said wall to be coped with architectural terra cotta, natural stone or vitrified Spanish tile in shingle design; that there shall be erected on the building line concrete coping not less than 12 in. above grade, except for driveways; that the structure proposed for the shelter of the patrons and use and service of the premises shall not exceed in height one story above grade, shall be approximately 15 ft. by 20 ft., and shall be finished on the exterior with light colored enamel face brick with dark brick trimming, roofed with vitrified shingle or Spanish tile; that there shall be not more than one driveway, not exceeding a width of 10 ft., on the Flushing avenue frontage and not more than two driveways on the Bedford avenue frontage; that there shall be no crankcase service and no grease pits or racks; that the operation and conduct of this service station shall be restricted within the property lines; that all necessary permits shall be obtained within six months and the work involved completed within one year from the date of this action.

240-28-BZ.

APPLICANT—McCooey & Conroy, for Geraldine Norton, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7a and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3502 Far Rockaway boulevard and 301 Beach 35th street, northwest corner, and 3501 Amstel boulevard, Edgemere, Queens.

APPEARANCES—

For Applicant: John H. McCooey, Jr.

For Opposition: Rose S. Lowe and Ruben H. Marshall.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION—

(240-28-BZ)

WHEREAS, McCooey & Conroy, for Geraldine Norton, owner, filed, March 20, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 3502 Far Rockaway boulevard, 301 Beach 35th street and 3501 Amstel boulevard, Edgemere, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 23, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Far Rockaway boulevard, north side, is in a business district; Far Rockaway boulevard, south side, is in an unrestricted district; Amstel boulevard is in a business district, and Beach 35th street, north of Amstel boulevard, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 13, 1928 (re N. B. 1714-28), reads:

"Contrary to the Zone Law. Gasoline service station not permitted in a business district."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 115.32 ft. on Amstel boulevard, 32.62 ft. on Beach 35th street and 128.96 ft. on Far Rockaway boulevard, upon which it is proposed to erect a one-story office, 20 ft. by 17 ft. 6 in. in area, and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the applicant filed substantial consents of property owners immediately affected in support of his application and the board deemed that denial of the application would be an unnecessary hardship within the meaning of section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be built along the westerly property line a wall of approved masonry, finished on the inside or exposed surface with white enamel brick, trimmed with dark-colored enamel brick laid out in panel design, coped with architectural terra cotta or natural stone coping; that there shall be erected along the building line on the three street fronts a concrete curbing, not less than 12 in. in height, with not more than two driveways from Amstel boulevard and Far Rockaway boulevard; that the building proposed for the shelter and use of the patrons and operators shall not exceed in height one story above grade and shall be of octagonal or rectangular plan, finished on the exterior with white enamel face brick, with dark colored enamel brick trimming, roofed with Spanish tile, all substantially in accordance with the design presented on this appeal; that any advertising display on the premises shall be restricted to a panel frieze on the front of the building and along the wall at the westerly property line and to the glass globes of the gasoline pumps; that the operation and service of these pumps shall be restricted to and conducted wholly within the property line; that there shall be no crankcase or grease service racks or pits established or maintained on the premises; that all necessary permits shall be obtained within six months and the work involved completed within one year from the date of this action.

452-24-BZ.

APPLICANT—Thomas J. McGlone, for B. Salazzo, owner.

SUBJECT—Application for reopening—extension of permit—application (re order of the fire commissioner) to permit in a residence district the maintenance of a garage for the storage of four (4) pleasure motor vehicles, three (3) spaces rented to persons not residing on the premises.

PREMISES AFFECTED—58-60 Norwood avenue, Brooklyn.

APPEARANCES—

For Applicant: Thomas J. McGlone.

For Opposition: None.

ACTION OF BOARD—Application reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION—

(452-24-BZ)

WHEREAS, Andrew Biagini, for B. Salazzo, owner, filed, March 28, 1924, an application, under the building zone resolution, to permit in a residence district the maintenance of a garage for the storage of four pleasure motor vehicles, three spaces rented to persons not residing on the premises; premises 58-60 Norwood avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by

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the board of appeals, at its regular meeting, July 1, 1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Norwood avenue and Etna street are in residence districts and Ridgewood avenue is in a business district; and

WHEREAS, the order of the fire commissioner, dated March 20, 1924, reads:

"2. Discontinue the maintenance of a garage in which are kept motor vehicles that are subject to charges* for storage.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 40 ft. and a depth of 20 ft.; occupied as a garage for four pleasure motor vehicles, space for three of which is rented to persons not residing on the premises; and

WHEREAS, the applicant has filed the duly acknowledged consents of the owners of 92 per cent of the property frontage deemed by the board to be affected; and

WHEREAS, this application was granted by the board of appeals at its meeting, July 1, 1924, the board adopting the following resolution:

"Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted for a period of two years from the date of this action, on condition that the capacity of the garage be limited to storage of four automobiles of the pleasure car type, space for three of which may be rented to persons not residing on the premises, and that there be no gasoline storage equipment maintained or operated on the premises.";

and

WHEREAS, the applicant requested an extension of time which was granted and now requests a further extension.

Resolved, that the board of standards and appeals does hereby modify the foregoing resolution and that the application be and it hereby is granted for a further period of two years from October 23, 1928, on condition that the stipulations set forth in the original resolution be complied with.

1149-24-BZ.

APPLICANT—Croker Natl. Fire Prevention Engineering Co. for Herman W. Bruning, owner.

SUBJECT—Application for reopening—extension of permit—application (re decision of the superintendent of buildings) to permit in a residence district the alteration and conversion of occupancy from a stable to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—63-63½ Schaeffer street, Brooklyn.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Opposition: None.

ACTION OF BOARD—Application reopened and permit extended.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(1149-24-BZ)

WHEREAS, Walter B. Willis, for Herman W. Bruning, owner, filed, September 19, 1924, an application, under the building zone resolution, to permit in a residence district the alteration and conversion of occupancy of a stable to

a garage for the storage of more than five motor vehicles; premises 63-63½ Schaeffer street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its special meeting, April 28, 1925, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Schaeffer street is in a residence district and Bushwick avenue and Evergreen avenue are in business district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 11, 1924, in acting on Alteration Application No. 2563-24, reads:

"Proposed alteration of the two buildings used at present as stables, to two one-story brick garages to be occupied by three cars each, a use not accessory to the dwelling located on the front of the lot in a residence district, is contrary to Art. 2, Sect. 6, of the Zone Resolution.";

and

WHEREAS, the existing buildings consist of a one-story frame structure and a two-story brick structure used as stables; having a total area of 50 ft. by 18 ft. located at the rear lot line of the plot; it is proposed to alter these two buildings to a one-story non-fireproof garage, 50 ft. by 18 ft. in area, for the storage of more than five motor vehicles; and

WHEREAS, the applicant filed 80 per cent consents of adjoining property owners, and the board deems the proposed alteration would be an improvement over the existing use and occupancy; and

WHEREAS, this application was granted by the board at its meeting, April 28, 1925, for a temporary period, and owner, through his present applicant, Croker National Fire Prevention Engineering Co., requested an extension of permit.

Resolved, that the board of appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, on the basis of section 7-G, for a temporary period of two (2) years from October 23, 1928, restricting the structure to a depth of 18 ft. and a width of 50 ft. to be located on the rear of the premises, for the storage of six (6) automobiles of the pleasure car type, space for four (4) of which may be rented to persons not residing on the premises; that the rear and gable walls shall be unpierced throughout their entire height and length; there shall be no gasoline equipment installed and no signs of any nature displayed on premises;

Resolved, further, that all permits necessary for the prosecution of the work shall be obtained within six (6) months and the building completed within eighteen (18) months from the date of this action.

APPROVAL OF PLANS

145-28-BZ.

APPLICANT—Daniel Campbell, Jr., for Avery Garage Corp., owner.

SUBJECT—Application—approval of plans—(re decision of the superintendent of buildings) under sections 7b and 21 of the building zone resolution, to permit the extension from an unrestricted district into a residence district of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Northeast corner Blossom and Crommelin avenues, Flushing, Queens.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report; report adopted and plans approved.

(continued on page 1084)

PUBLIC HEARING

PROPOSED AMENDMENTS TO FUEL OIL RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, November 2, 1928, at 2 p. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules.

Matter in *italics* is new. Matter in brackets [] to be omitted.

Rule 1. Definition.

For the purpose of these rules the following terms shall be interpreted in accordance with these definitions.

DISCHARGE LINE shall be the line between the discharge outlet of the pump and the burner oil inlet connection.

FIRM FOUNDATION: A firm foundation is one which will carry the maximum load to which it will be subjected without exceeding the safe bearing capacity of the soil.

FIRE RETARDING MATERIALS:

(a) *One-half ($\frac{1}{2}$) inch plaster boards or asbestos board, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or*

(b) *Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or*

(c) *Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.*

FILL LINE is the line between the fill box and the fill pipe connection in the storage tank.

FUEL OIL, any liquid mixture, substance or compound, derived from petroleum, which does not emit an inflammable vapor below a temperature of 125°F. when tested in a Tagliabue open cup tester (Chapter X Article I Code of Ordinance).

GAUGING DEVICE: A means by which the level of the oil in a storage tank may be indicated.

HEATERS: A device for heating fuel oil for the purpose of decreasing the viscosity.

OIL BURNER: A device designed for the purpose of burning fuel oil.

OVERFLOW PIPE: A pipe which conveys by gravity the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

RELIEF VALVE: A valve held shut by a spring or other means to automatically relieve pressure in excess of its setting.

REMOTE CONTROL: A hand, electric or mechanically operated device to the oil supply shut off.

RETURN LINE: A line for the purpose of conveying by-passed oil to a storage tank.

SWING JOINT: A connection made in a pipe line by means of a combination of fittings so that the tank can settle naturally without breaking the line or impairing the efficiency of the connection.

SUPPLY LINE: That portion of the line between the storage tank and the oil pump inlet connection. Where a pump is not used it shall be that portion of the line between Storage Tank and the burner oil inlet connection.

SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.

SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.

[The term "fuel oil" under these rules shall include any liquid or mobile mixture, substance or compound derived

from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

(a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.]

OILS NOT PERMITTED:

Oils derived from or including petroleum that have a flashpoint below a temperature of 125 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

[(d) Where the Use of Grade B Fuel Oil Is Permitted.]

FUEL OIL:

[Grade B] Fuel Oil, within the meaning of these rules, having a flashpoint between 125 degrees and 150 degrees may be used for domestic heating in buildings occupied by not more than two (2) families and in tenement houses and commercial plants. If used in tenement houses or commercial plants, a certificate of fitness for the operator of the plant will be required as per Rule 15.

[(e) Where Grade A oil is used in place of Grade B oil in domestic installations it may be used under the requirements for Grade B installations.]

DEVICES:

[(f)] No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

Rule 2. Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks *except as otherwise provided in these rules.*

Rule 3. General Location of Tanks for Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway and, if practical, tanks shall be placed in a lower position than the roadbed of the subway.

Rule 4. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

[Subdivision A. Grade A Fuel Oil.]

Section 1. Inside of Buildings Above Ground.

(a) *OVER 275 GALLONS CAPACITY.* Where tank cannot be buried as required in subdivision c of this rule,

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storage tanks exceeding 275 gallons capacity, or any part of such tanks, when located above the floor level of the lowest story of any building shall each be placed in an enclosure of inside dimensions of 6 inches greater on all sides than the outside dimensions of the tank. The walls of the enclosure shall be constructed of concrete not less than 6 inches in thickness or 8 inches in thickness of brick masonry. The walls shall be carried up to a height not less than 12 inches above the top of the tank and the space between the tank and the walls and top of the enclosure shall be filled with sand or well tamped earth. Enclosure shall not be constructed until after tank inspection is made.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space between the tank and the walls and roof of the enclosure shall be completely filled with dry upland sand or earth well tamped.]

(b) Not more than one tank shall be placed in an enclosure.

(c) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "d."

(d) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

(e) 275 GALLONS CAPACITY AND LESS. Storage tanks of 275 gallons capacity and less may be installed in the lowest story so that the bottom of tank shall not be more than 2 feet above the burner oil inlet connection. The tank shall be set on and firmly anchored to a concrete or rock base which base shall be equivalent in weight to at least 15 cubic feet of concrete. Not more than one tank shall be permitted for any one building.

(f) OVER 275 GALLONS CAPACITY. Storage tanks exceeding 275 gallons capacity shall be buried below the level of the lowest floor and below the level of the burner oil inlet connection except where the burial of tanks below the level of the burner oil inlet connection is impractical:

(a) by reason of rock or water conditions.

(b) where the bottom of the tank will be below the level of the foundation footing and where the angle of repose cannot be maintained as certified by the Superintendent of Buildings.

Under conditions (a) and (b) a syphon breaking device provided for in these rules shall be used and the tank shall be placed at the lowest practical level. The top of the tank shall be protected by not less than 12 inches of sand or dry earth or 4 inches of concrete. Tanks shall be placed on firm soil and surrounded with soft earth or sand.

[Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its

capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Subdivision A, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of sary to prevent floating, tanks shall be securely anchored.

horizontal outline of tanks in all directions. Where neces-

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.]

Section [3] 2. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth (1¼) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter (1¼) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the concrete which shall extend at least one foot beyond the tanks, and in no case less than ten (10) feet from the line cent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter (1¼) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

Section [4] 3. Outside of Buildings Below Ground.

(a) Tanks buried outside of buildings below ground shall have the top of the tanks not less than 2 feet below the surface of the ground and below the level of the burner oil inlet connection to which the tanks may be connected, except where the burial of tanks below the level of the burner oil inlet connection to which the tank may be connected is impractical:

(a) by reason of rock or water condition.

(b) where the bottom of the tank will be below the level of the foundation footing and where the angle of repose cannot be maintained as certified by the Superintendent of Buildings.

Under conditions (a) and (b) a syphon breaking device provided for in these rules shall be used.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with of adjoining property, or the nearest building or adja-

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soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

Subdivision B. Grade B Fuel Oil.

Section 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When not buried and located inside of a building they shall be placed on the lowest floor level and shall be enclosed in four inches of terra cotta or eight inches of approved masonry, and the aggregate capacity of such storage tanks shall not exceed 275 gallons.

(b) Tanks, when buried, shall be placed with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm soil foundation.

(c) Tanks shall be set on firm soil and surrounded with soft earth or sand and shall be completely encased with (6) inches of concrete, where soil conditions require.

(d) Where in the opinion of the Fire Commissioner extreme difference of grade or soil conditions would work a hardship an anti-syphon valve or other mechanical device to prevent syphoning approved by the U. S. Bureau of Standards, Fire Underwriters Laboratories or other laboratory recognized by the Board of Standards and Appeals, may be used.]

Section 4. Capacity.

The total storage capacity of fuel oil with flashpoint between 125 degrees and 150 degrees F. shall not exceed 1,100 gallons.

Rule 5. [Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.]

[Section 1.] Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ($1\frac{1}{2}$) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ($\frac{1}{4}$) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ($1\frac{1}{2}$) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

Rule 5A. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanket-ing gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ($\frac{1}{2}$) inch in size. The boilers

shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than 1 quart capacity or other equivalent fire extinguishers for extinguishing oil fires.

Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$ in. shell, $\frac{1}{4}$ in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$ in. shell, $\frac{5}{16}$ in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$ in. shell, $\frac{3}{8}$ in. heads.

Tanks over 120 inches in diameter to be of $\frac{3}{8}$ in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used, they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell $\frac{1}{4}$ in. thick, $\frac{5}{8}$ in. diameter rivets $2\frac{1}{4}$ in. pitch.

In shell $\frac{5}{16}$ in. thick, $\frac{5}{8}$ in. diameter rivets $2\frac{3}{8}$ in. pitch.

In shell $\frac{3}{8}$ in. thick, $\frac{3}{4}$ in. diameter rivets $2\frac{1}{2}$ in. pitch.

Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than $\frac{5}{16}$ of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be $\frac{5}{8}$ of an inch in diameter and spaced not more than $2\frac{1}{4}$ inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides

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of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

Section 3. Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be $\frac{1}{4}$ inch and the minimum thickness of roof plates $\frac{1}{8}$ inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than $\frac{3}{16}$ inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For $\frac{3}{16}$ inch heads, $1\frac{1}{4}$ inch flange.

For $\frac{1}{4}$ inch heads, 2 inch flange.

For $\frac{5}{16}$ inch heads, 2 inch flange.

For $\frac{3}{8}$ inch heads, $2\frac{1}{4}$ inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

Rule 7. Tests of Tanks for the Storage of Fuel Oil.

Tanks and piping to burner shall be tested hydrostatically at a pressure, except as otherwise stated, of not less than 10 pounds per square inch. Those parts subjected to a pressure exceeding 10 pounds per square inch shall be tested at a pressure of not less than $1\frac{1}{2}$ times the maximum pressure to which it is subjected. The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. When there is danger of freezing, tanks and piping may be tested with oil provided the installation is complete and the pressure applied at the burner end of the supply line. There shall be no fire or flame in the room or rooms in which the test is being conducted. All tests shall be conducted in the presence of a representative of the Fire Commissioner and shall be continued for thirty minutes.

The contractor shall furnish all the necessary equipment for conducting the tests.

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[Section 1. Inside of Buildings Above or Below Ground or Outside of Buildings Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic or air test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

(c) Tanks when subjected to an air pressure test shall be equipped with a safety relief valve set at not more than 32 lbs. per sq. in., and the air compressor device employed in the air testing of the tank shall be of low pressure type, equipped with an automatic pressure regulator set at not less than 35 lbs.

Section 2. Horizontal Tanks Outside of Building, Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic or air test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic or air test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 or 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.]

Rule 8. Piping for Fuel Oil.

Section 1. Installation of Piping.

(a) Piping shall be run in a substantial and workmanlike manner and provision made for expansion, contraction and settlement. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. Where the top of the tank is below the level of the burner oil inlet connection, the supply line from the tank shall be run above the level of the bottom of the tank so as to prevent syphoning. Cross connections permitting gravity flow from one tank to another are prohibited. All pipes connected to tank except measuring well or gauge pipe shall be provided with double swing joints at tank. All threaded joints shall be made tight with litharge and glycerine or equivalent suitable pipe compound.

[(a) Piping shall be run as directly as practicable without sags, and, except as provided in Rule 11A, e, shall be laid so that where practicable pipes shall pitch toward the

supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.]

Section 2. Type and Material

(a) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ($\frac{1}{2}$) inch inside diameter shall be permitted; except that for Grade B oil $\frac{1}{4}$ -inch diameter pipes may be used.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

Section 3. Tests for Piping. [Grade A.]

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ($1\frac{1}{2}$) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

[Section 3a. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.]

Section 3a. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes, when required, shall be not less than one size larger than supply pipe.

Section 4. Relief Valves.

[(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than $\frac{1}{2}$ in. by $\frac{1}{2}$ in., of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with

PUBLIC HEARING

the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.]

(a) *Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve. The relief line shall be returned to storage tank or to supply line near pump. There shall be no shut-off valves in the relief line.*

(b) *All heaters shall be provided with a relief valve to prevent excessive oil pressure.*

(c) *Relief valves shall be set to discharge at not more than 1½ times the maximum working pressure of the system.*

Syphon Breaking Devices—Syphon breaking devices, where permitted, shall be constructed in such a manner that the admission of air at any point in the supply line will break the syphon. Where installed, such a device shall not be accepted until it has been effectively demonstrated in the presence of a representative of the Bureau of Fire Prevention.

Section 5. Fill Pipes.

(a) *Each tank shall be provided with a separate fill pipe which shall be carried below the discharge line in the tank or otherwise trapped to prevent escape of oil vapor. The fill pipe shall be made up with screwed or flanged fittings securely held in place and shall be oil tight. Each fill pipe shall be provided with a receiver terminal or fill box or casing provided with means for locking and located as remote as practicable from any building opening or subway grating. Where the fill box terminal is below the level of the top of the tanks, the fill pipe shall terminate at the top of the tank; a check valve and a gate valve shall be installed in the fill box terminal (at the tank).*

[(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) The fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) The fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.]

Section 6. Vent Pipes.

(a) An open, galvanized or painted iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter (1¼) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direc-

tion of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

Section 7. Return [Pipes] Line from Burners.

Return lines from burners, where [necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank.] *used, shall not be smaller in diameter than the discharge outlet from the pump. They shall be connected into the supply line near the pump or into the storage tank without shut-off valve in the return line. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.*

Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

Rule 9. Valves and Control of Flow for Fuel Oil.

[Subdivision A. Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

Subdivision B. Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) A remote control for shutting off the supply of oil to the burners shall be provided.

(c) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve.]

(a) *In all installations a shut-off valve shall be provided at or on each burner. Where the top of the storage tank is located above the oil inlet connection to the burner a shut-off valve shall be provided in the supply line inside the building as near the tank as practicable.*

(b) *In systems where either steam or air is used for atomizing the oil, the oil and atomizing supply shall be interlocked so that in case of interruption of the atomizing supply, the oil will immediately be cut off.*

Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure

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This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

Rule 10. Oil Level Indicating Device for [Grade A] Fuel Oil.

[A test well or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.]

(a) Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of fuel oil or vapor. Test wells shall not be permitted in tanks located inside the building. Test wells when located outside the building shall be capped oil tight and kept closed when not in use.

Rule 11. Pumps for Fuel Oil.

[Subdivision A. Grade A Fuel Oil.]

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps, except as otherwise stated in these rules.

[Subdivision B. Grade B Fuel Oil.]

[(a)] (f) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(g) Where a pump is part of a burner unit and is used for atomizing purposes, an additional approved pump may be used without the disconnection of the unit.

[(b)] Pumps shall be of approved design as described in Rule 11A (a).]

Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.

Where an approved burner unit includes a pump as part of the unit, said pump or burner may be disconnected and used in conjunction with any other approved burner or pump.

A remote control shall be provided whereby the flow of oil to the burner can be stopped and such control shall be located either inside or outside the entrance to the room in which the burner is located and as close to such entrance as practicable.

Installations in which burners are located on different floors of a building and are supplied with oil from the same source, a remote control shall be provided on each floor on which burners are located. This remote control to be such that its operation will stop the flow of oil to all burners on that particular floor, and such control shall be located either inside or outside an accessible entrance to the floor or room containing the burners as close to the entrance as practicable.

The damper shall be so constructed that it cannot completely cut off the passage of the flue gases at any time.

Adequate ventilation at least equivalent to area of the smoke pipe at the point where it enters the flue shall be provided in all rooms in which burners are installed.

Rule 13. General Devices for [Grade A] Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

Rule 15. Operation of Plant Other Than Domestic Installation Using [Grade A] Fuel Oil.

No fuel oil burning plant, other than domestic installations, shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

[This certificate of fitness will be required for all Grade A installations, and Grade B installations in dwellings for more than two families and in commercial plants. This requirement as to Grade A installations shall not apply to dwellings of less than three families equipped with Grade B installations using Grade A oil.]

Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil installation shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

Rule 17. Auxiliary Tanks for [Grade B] Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x $\frac{1}{8}$ -inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

(d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than the enclosure.

Rule 18. Pilot Light.

Automatic systems unless electrically ignited shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

PUBLIC HEARING

Rule 19. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device to be installed may generate.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

Rule 20. Fire Protection [for Grade A and B oil in Domestic Installations] in dwellings, [occupied by not more than two families and in] old [law tenements occupied by three or more families in] and new law tenements, [and in] commercial and industrial plants.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied *exclusively* by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace or boiler shall be covered with approved fire retarding material and the ceiling, except it be of fireproof construction, and within two (2) feet of the top of the furnace or boiler, shall be protected with approved fire retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace or boiler, except that when the top of furnace or boiler is within six (6) inches of a combustible ceiling the ceiling shall be protected with two layers of approved fire retarding material with one inch air space between layers, and any combustible ceiling, partition or other combustible material within nine (9) inches of any smoke pipe shall be covered with approved fire retarding material extending at least one (1) foot beyond each side of the smoke pipe. [In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing fireproof doors.]

(c) In old and new law tenement houses, [or in] commercial and industrial plants [the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard only, and shall be ventilated to the outer air.] of non-fireproof construction the heating apparatus and oil burning device shall be located in an enclosure, the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with any opening therein protected with self-closing fireproof door the sill of which shall be not less than twelve (12) inches above boiler room floor level; and the ceiling of the enclosure if not of fireproof construction shall be protected with approved fire retarding material, except that when the top of the furnace or boiler is within twelve (12) inches of a combustible ceiling,

the ceiling shall be protected with two (2) layers of approved fire retarding material with one (1) inch air space between layers, any vertical openings extending in the boiler room proper to be protected with self-closing fireproof doors and four (4) inch partition of approved fireproof material, said enclosure shall be ventilated to the outer air. Any smoke pipe within eighteen (18) inches of a combustible ceiling, partition, or other combustible material, shall be protected with approved fire retarding material extending at least one (1) foot beyond each side of the smoke pipe. All vertical openings in old law tenement houses shall be protected in cellar with fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors.

(d) In new law tenement houses, commercial and industrial plants of fireproof construction the heating apparatus and oil burning device shall be located in an enclosure constructed of fireproof material not less than four (4) inches in thickness with any opening therein protected with self-closing fireproof door, said enclosure shall be ventilated to the outer air.

(e) Furnished room houses, boarding houses and non-housekeeping apartments, dormitories and day nurseries and similar occupancies with not more than ten (10) sleeping rooms, also convents, rectories, monasteries and churches, the fire protection shall be the same as that required for dwellings occupied *exclusively* by not more than two families.

(f) Dwellings occupied by not more than two (2) families and stores the occupancy of which is considered hazardous and requires a permit from the fire department, except stores for which a permit is required for the use and operation of soda water fountains, furnished room and boarding houses, non-housekeeping apartments, dormitories, day and night nurseries, with more than ten (10) sleeping rooms and similar occupancies, the fire protection shall be the same as that required for old law tenement houses.

[Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.]

(g) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

Rule 21. Systems Prohibited [Where Grade B Fuel Oil Is Used.]

The use of auxiliary tanks between pump and burner unit of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or force systems, are prohibited. Pressure in storage tanks for the purpose of discharging oil are prohibited.

Rule 22. Use of [Grade A or Grade B] Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner.

WILLIAM E. WALSH, Chairman
WILLIAM I. O'GORMAN, Secretary.

PROGRESS REPORT

DOCKET		DISPOSITION OF CASES	
Cases pending December 31, 1927.....	669	Withdrawn	179
Cases filed up to October 24, 1928.....	806	Dismissed	67
Restored to calendar.....	68	Denied	233
		Granted	2
		Granted on condition.....	442
		Appliances approved	38
		Appliances dismissed, disapproved or withdrawn..	23
		Rules approved	3
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	175	Requests to reopen granted.....	153
Requests to amend.....	35	Requests to reopen denied.....	21
Requests for modification.....	13	Requests to amend granted.....	34
Requests to rescind.....	4	Requests to amend denied.....	0
Requests for extension of time.....	32	Requests for modification granted.....	10
Requests for extension of permit.....	11	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	4
Requests for approval of plans.....	28	Requests to rescind denied.....	0
Administrative requests	0	Requests for extension of time granted.....	30
Requests for interpretation.....	5	Requests for extension of time denied.....	2
Total	1846	Requests for extension of permit granted.....	10
Disposed of.....	1290	Requests for extension of permit denied.....	1
Cases pending October 24, 1928.....	556	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	27
		Plans disapproved	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn....	0
		Interpretations	5
		Requests withdrawn or dismissed.....	2
		Total	1290

MINUTES

(continued from page 1075)

THE VOTE TO ADOPT REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
 Negative 0
 Absent 0

245-28-BZ.

APPLICANT—Thomas W. Lamb, Inc., for Highbridge Realty Corp., owner.

SUBJECT—Application for approval of plans in accordance with the resolution adopted by the board under date of September 18, 1928.

PREMISES AFFECTED—4140-4156 Broadway, 660-662 West 176th street, 651-661 West 175th street, and 40-54 Wadsworth avenue, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Chairman read engineer's report; report adopted; plans approved.

THE VOTE TO ADOPT REPORT AND APPROVE PLANS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
 Negative 0
 Absent 0

Meeting adjourned 4.30 p. m.

WILLIAM J. O'GORMAN, Secretary.

MINUTES

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held September 25, 1928, as they appeared in Bulletin No. 40, Vol. XIII, are hereby corrected to read as follows:

(223-28-BZ)

The chairman read a communication from Ed. J. Foy, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business dis-

* Correction—Calendar number changed from 223-26-BZ to 223-28-BZ.

trict the erection and maintenance of a garage for the storage of more than five motor vehicles and, also, a gasoline service station; premises 329-353 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

The following area was approved by the board:

Both sides of Skillman avenue from a point 100 ft. east of Harold (39th street) avenue to 42nd street; both sides of 40th (Lowery) street from a point 100 ft. north of Skillman avenue to a point 200 ft. south of Skillman avenue.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 45

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

CONTENTS

This issue of the Bulletin contains, in the order given—

Docket.

Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, October 26, 1928, 2 p. m.

Minutes of Regular Meeting, October 30, 1928, 10 a. m.

Minutes of Regular Meeting, October 30, 1928, 2 p. m.

Notice of Public Hearing on Amendments to Fuel Oil Rules.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Wednesday, November 7, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, November 13, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to October 31, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
837-28-BZ.....	B.B.M....	108-120 W. 107th st., Man., Alt. 2116-28
836-28-BZ.....	B.B.B....	1157-1161 Madison st., Bklyn., Applic. 14888-28
835-28-BZ.....	B.B.B....	426-428 Empire blvd., Bklyn., Applic. 17160-28
834-28-BZ.....	B.B.B....	377-381 Empire blvd., Bklyn., Applic. 17380-28
833-28-BZ.....	B.B.Q....	80-02 to 80-12 Holliswood ave. (188th st.), Jamaica, Q., N. B. 2383-28
832-28-S.....	F.D.....	416-422 Broome st., Man., L. D. 34547
831-28-S.....	F.D.....	1 E. 47th st., Man., L. D. 43749 & 43751
830-28-S.....	B.B.B....	9002-8 Kings Highway, Bklyn., Applic. 17494-28
829-28-BZ.....	B.B.B....	466-488 Fenimore st., Bklyn., Applic. 17684-28
828-28-BZ.....	B.B.B....	418-422 Montgomery st., Bklyn., Applic. 17556-28
827-28-BZ.....	B.B.B....	9420-28 Kings Highway, Bklyn., Applic. 17685-28
826-28-BZ.....	B.B.R....	256-264 Willowbrook rd., Port Richmond, Rich., N. B. 2308-28
825-28-BZ.....	B.B.Bx...	North side of Bronxdale ave., Barnes ave. to Neil ave., Bx., Decision
824-28-BZ.....	B.B.R....	681 Barrett ave., Port Rich- mond, Rich., N. B. 2182-28
823-28-BZ.....	B.B.Q....	Northeast corner of Foch blvd. & Springfield blvd., St. Al- bans, Q., N. B. 8173-28
822-28-A.....	F.D.....	1 E. 47th st., Man., F-43752
821-28-A.....	F.D.....	W. 145th st. to W. 147th st., from Lenox ave. to 7th ave. & Harlem River to 151st st., Man., Alt. 2764-26
820-28-BZ.....	B.B.B....	1001-1005 Quentin rd., Bklyn., Applic. 17981-28
819-28-BZ.....	B.B.Q....	South side of Hillside ave., 136 ft. 3¾ in. west of Parsons blvd., Jamaica, Q., N. B. 7127-28
818-28-BZ.....	B.B.B....	1173-1179 Bergen st., Bklyn., Applic. 17326-28
817-28-A.....	F.D.....	490-538 Hamilton ave., Bklyn., Applic. 2692-28
816-28-BZ.....	B.B.M....	252-262 W. 87th st., Man., Alt. 2100-28
815-28-A.....	F.D.....	156-180 44th rd., L. I. C., Q., F-38014
814-28-BZ.....	B.B.B....	2-8 Bushwick ave., Bklyn., Applic. 17481-28
813-28-SA.....	F.D.....	"Challenger" Kleen Heat Burner Series No. 100, Appliance

812-28-S.....	B.B.M....	1332-1350 Broadway, Man., N. B. 391-28
811-28-A.....	B.B.M....	1332-1350 Broadway, Man., N. B. 391-28
810-28-BZ.....	B.B.Bx...	1665-1671 Jerome ave., Bx., N. B. 1446-28
809-28-A.....	F.D.....	109-111 W. 27th st., Man., F-35803
808-28-A.....	F.D.....	270 Union ave., Bklyn., L. C. 19006
807-28-BZ.....	B.B.Q....	80-84 Madison ave., Flushing, Q., N. B. 8682-28

Restored to Calendar.

154-28-BZ.....	F.D.....	Northeast corner of Van Cort- landt ave. & Orloff ave., Bx., N. B. 68-28
1303-27-S.....	F.D.....	253-263 Tillary st., Bklyn., L. D. 29119
1169-27-S.....	F.D.....	548-550 W. 23rd st., Man., L. D. 22998
956-27-BZ.....	B.B.Bx...	East side of Jerome ave., 105.36 ft. north of 172nd st., Bx., N. B. 1765-27

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

WEDNESDAY, NOVEMBER 7, 1928, AT 2 P. M.

Building Zone Cases.

335-28-BZ.	APPLICANT—S. Robert Putterman, for Celia Rosoff, owner.
PREMISES—516-522 Sheepshead Bay road, southeast cor- ner of West 5th street, Brooklyn.	
APPLICATION, under section 21 of the building zone resolution,	
TO PERMIT in a business district the erection and main- tenance of a gasoline service station.	
337-28-BZ.	APPLICANT—Emil Guterman, for William J. Shuttle- worth, owner.
PREMISES—Southwest corner of Liberty avenue and Red- ding street, Woodhaven, Borough of Queens.	
APPLICATION, under section 21 of the building zone resolution,	
TO PERMIT in a business district the change of occupancy of an existing five (5) car garage to a motor vehicle repair shop.	
386-28-BZ.	APPLICANT—Julius Eckman, for Jack M. Hoffman, owner.
PREMISES—West side of Flatbush avenue, 120 ft. south of Avenue R, Brooklyn.	

CALENDAR

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

387-28-BZ.

APPLICANT—Julius Eckman, for Stollkester Holding Co., owner.

PREMISES—1445-1455 East 29th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a gasoline service station.

405-28-BZ.

APPLICANT—David L. Malbin, for Pasquale Sabbarese and Antonetta Sabbarese, owners.

PREMISES—387 Hawthorne street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

426-28-BZ.

APPLICANT—Herman Gainsboro, for Hargain Construction Corp., owner.

PREMISES—South side of Northern boulevard, 468.53 ft. east of 159th street, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

568-28-BZ.

APPLICANT—Thomas Moore, for Axel L. Anderson, owner.

PREMISES—226 East 31st street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house with stores on the first story.

573-28-BZ.

APPLICANT—John J. Dunnigan, for Charles J. Breitenbach, owner.

PREMISES—661 East 161st street, north side, 100 ft. west of Trinity avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension to an existing bakery building.

575-28-BZ.

APPLICANT—William F. Doyle, for Masonry Waterproofing Co., Inc., owner.

PREMISES—299-325 Herkimer street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

660-28-BZ.

APPLICANT—Benj. Driesler, Jr., for Realty Associates, owner.

PREMISES—130-138 Brighton Beach avenue, south side, 110.8 ft. west of Calm street, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

NOVEMBER 7, 1928, 10 A. M.

Appeals from Administrative Orders.

379-28-A—1556-1560 Broadway and 157-165 West 46th street, Manhattan.

228-28-A—805-821 St. Marks avenue, Brooklyn.

303-28-A—58-72 Wallabout street, Brooklyn.

328-28-A—560-562 Broadway, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, November 7, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 211-28-BZ—Application, March 8, 1928, under section 21 of the building zone resolution, of William A. Schroeder, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.

CAL. NO. 395-28-BZ—Application, April 25, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Weis Buck Garage Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1139 Prospect avenue and 153 Terrace place, northeast corner, Brooklyn.

CAL. NO. 435-28-BZ—Application, May 9, 1928, under sections 21 and 7c of the building zone resolution, of Edward P. Doyle, applicant, on behalf of James P. Walsh, owner, and Pancliff Holding Corp., lessee, to permit in a residence district, extending from a business district, the alteration and conversion of a dwelling into a store and dwelling; premises 141 West 69th street, Manhattan.

CAL. NO. 441-28-BZ—Application, May 12, 1928, under section 21 of the building zone resolution, of Corn-Kelly Corp., applicant and owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises 501-529 Avenue P, north side, between East 5th street and Ocean Parkway, Brooklyn.

CAL. NO. 451-28-BZ—Application, May 17, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alexander Ginsburg, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1969-1979 Cropsey avenue and 8796-8818 20th avenue, northwest corner, Brooklyn.

CAL. NO. 394-28-BZ—Application, April 23, 1928, under sec-

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tion 21 of the building zone resolution, of Harry B. Kelter, applicant, on behalf of Max Epstein, owner, to permit in a business district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 16221 Willets Point boulevard and 15-02 Utopia Parkway, southwest corner, Whitestone, Borough of Queens.

CAL. NO. 540-28-BZ—Application, June 15, 1928, under section 21 of the building zone resolution, of J. G. Shea, applicant, on behalf of Arthur T. Doyle and Martin Linsky, owners, to permit the erection of a garage for more than five (5) motor vehicles in a residence district; premises 70-01 36th avenue and 35-41 Kittay street (Sprague street), northeast corner, Woodside, Borough of Queens.

CAL. NO. 460-28-BZ—Application, May 18, 1928, under section 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of Reuben Schwartzberg, owner, to permit in a business district the change of occupancy of an existing garage for the storage of five (5) motor vehicles to a motor vehicle repair shop; premises 1073 Willoughby avenue, Brooklyn.

CAL. NO. 231-28-BZ—Application, March 15, 1928, under section 21 of the building zone resolution, of Daniel Campbell, Jr., applicant, on behalf of James Macbeth, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises block bounded by Sutphin boulevard, 146th street, 101st avenue and Liberty avenue (97-44 Sutphin boulevard), Jamaica, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 7, 1928, 2 P. M.

Petitions for Variations.

- 563-28-S—211 West 19th street, Manhattan.
- 581-28-S—88 Chambers street, Manhattan.
- 551-28-S—880-890 Columbus avenue, Manhattan.
- 1073-27-S—211 Himrod street, Brooklyn.
- 147-28-S—128-134 West 30th street, Manhattan.
- 308-28-S—19 Park place and 16 Murray street, Manhattan.
- 508-28-S—268-270 West 125th street and 267-269 West 124th street, Manhattan.
- 183-28-S—1171-1199 Manhattan avenue, Building No. 2, Brooklyn.
- 184-28-S—1155-1169 Manhattan avenue, Building No. 4, Brooklyn.

Appliances Submitted for Approval.

- 427-28-SA—Arco Metal Pipe, approval of.
- 584-28-SA—Noiseless Nokol Rotary Type Burner, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, NOVEMBER 13, 1928, 2 P. M.

Building Zone Cases.

414-28-BZ.

APPLICANT—McCooley & Conroy, for Sebastiano and Alfred Ragonesi, owners.

PREMISES—1465-1475 Gravesend avenue, east side, 180 ft. north of Avenue M, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

482-28-BZ.

APPLICANT—Herman Levine, for Julia Cameron, owner
PREMISES—403-413 West 124th street, Manhattan.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT, partly in a residence district and partly in a business district, the erection and maintenance of a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

572-28-BZ.

APPLICANT—Abraham Maslanik, owner.

PREMISES—997-1005 Liberty avenue, northwest corner of Euclid avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

585-28-BZ.

APPLICANT—William F. Doyle, for Clover Wet Wash Laundry, owner.

PREMISES—North side of Clark avenue, 100 ft. west of Van Alst avenue, Long Island City, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the alteration and extension in height of a laundry building.

223-28-BZ.

APPLICANT—J. Gerald Shea, substituted for Emil Guter-
man, for Edward J. Foy, et al., owners.

PREMISES—329-53 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also the installation of a gasoline service station (previously withdrawn).

514-28-BZ.

APPLICANT—Joel D. Marder, for Western Union Telegraph Co., Inc., owner.

PREMISES—56-70 Hudson street, 150-166 West Broadway, 79-97 Thomas street and 2-24 Worth street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a two times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

189-28-BZ.

APPLICANT—Henry J. Nurick, for Ideal Cleaners and Dyers, Inc., owner.

PREMISES—237-239 Nostrand avenue, east side, 25 ft. north of Kosciuszko street, Brooklyn.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of an additional building upon the same lot

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now, in part, occupied by a dyeing establishment and to be used in connection with such establishment.

214-28-BZ.

APPLICANT—Frank Fredel, for Gerfree Realty Co., owner.

PREMISES—1338-1350 East 2nd street, west side, 100 ft. north of Avenue M, and 1483-1485 Gravesend avenue, east side, 100 ft. north of Avenue M, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

316-28-BZ.

APPLICANT—McCooley & Conroy, for Salvatore Carvell, owner.

PREMISES—815-821 Classon avenue, east side, 72 ft. 6 in. south of St. Johns place, and 536-544 St. Johns place, south side, 100 ft. east of Classon avenue, Brooklyn.

APPLICATION, under sections 7a, 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension and also the extension in height of an existing garage for the storage of more than five (5) motor vehicles within a business district.

317-28-BZ.

APPLICANT—McCooley & Conroy, for Michel Holding Corp., owner.

PREMISES—1901-1905 Neptune avenue, northwest corner of West 19th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

392-28-BZ.

APPLICANT—James Kearney, substituted for John J. Buckley, Jr., for O. James Scovell, owner.

PREMISES—Northeast corner of Cross Island boulevard and Hollis avenue, Bellaire, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

397-28-BZ.

APPLICANT—Mary E. Keller, owner.

PREMISES—2684-2692 Coney Island avenue, northwest corner of Desmond court, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

NOVEMBER 13, 1928, 10 A. M.

Appeals from Administrative Orders.

431-28-A—5-7 East 42nd street, Manhattan.

433-28-A—1762-1764 Boston road, southeast corner of East 174th street, The Bronx.

474-28-A—533-545 Fulton street, Brooklyn.

475-28-A—212 West 91st street and 2448-2458 Broadway, southeast corner, Manhattan.

412-28-A—1493-1501 Broadway, Manhattan.

518-28-A—256-258 West 34th street, Manhattan.

535-28-A—186-200 Plymouth street and 199-213 Water street, Manhattan.

539-28-A—354-358 Jackson avenue, The Bronx.

774-28-A—6501-6505 13th avenue, northeast corner of 65th street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 13, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 369-28-BZ—Application, April 19, 1928, under sections 7b and 7c of the building zone resolution, of Charles Kreymborg and Son, applicants, on behalf of Lojo Realty Co., Inc., owner, to permit in a residence district, extending from a business district, the erection of an apartment house with stores on the first story; premises 110-118 East 157th street and 745-759 Gerard avenue, southwest corner, The Bronx.

CAL. NO. 461-28-BZ—Application, May 18, 1928, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Lewol Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 533-543 Glenmore avenue and 241-245 Van Sicklen avenue, northeast corner, Brooklyn.

CAL. NO. 477-28-BZ—Application, May 22, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Roman Catholic Church of The Holy Spirit, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a business building (stores); premises southwest corner of Burnside avenue and Grand Concourse, The Bronx.

CAL. NO. 499-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Farlow Associates, Inc., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Undercliff avenue and West 175th street, The Bronx.

CAL. NO. 500-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Fort Lee Ferry Garage, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northwest corner of Bailey avenue and West Kingsbridge road, The Bronx.

CAL. NO. 501-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution,

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of William P. Thomas, applicant, on behalf of Patrick J. Murphy, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Cedar avenue and West Tremont avenue, The Bronx.

CAL. NO. 217-28-BZ—Application, March 10, 1928, under sections 7e and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Abraham J. Bernstein and Jacob Bernstein, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 1006-1010 Broadway, Brooklyn.

CAL. NO. 547-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of F. Billotto, owner, to permit in a residence district the alteration and conversion of an existing dwelling to a business use (store) on the basement story; premises 3534 Holland avenue, east side, 59.32 ft. north of East 211th street, The Bronx.

CAL. NO. 204-28-BZ—Application, March 6, 1928, under sections 7e and 21 of the building zone resolution, of Philip Tague, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 167-171 Washington avenue, east side, 80 ft. north of Myrtle avenue, Brooklyn.

CAL. NO. 361-28-BZ—Application, April 18, 1928, under section 21 of the building zone resolution, of 1325 Madison Avenue Corp., applicant and owner, to permit in a residence district the alteration and change of occupancy in part from residence to a business use; premises 341 Lexington avenue, Manhattan.

CAL. NO. 643-28-BZ—Application, July 28, 1928, under section 21 of the building zone resolution, of John J. Curtin, applicant, on behalf of Reylex Corp., lessee (67 year lease), to permit, partly in a one and one-half times height district and partly in a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the building zone resolution; premises 399-413 Lexington avenue, 139-143 East 42nd street and 130-140 East 43rd street, Manhattan.

CAL. NO. 279-28-BZ—Application, March 29, 1928, under sections 7e and 21 of the building zone resolution, of Egan & Ittelson, applicants, on behalf of Stephen-Thouret Holding Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 206-210 West 77th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 13, 1928, 2 P. M.

Petitions for Variations.

425-28-S—207-209 East 120th street, Manhattan.

445-28-S—1489 Park avenue, Manhattan.

543-28-S—48-50 West 21st street, Manhattan.

398-28-S—814-826 Eighth avenue and 246 West 50th street, Manhattan.

591-28-S—1368-1370 DeKalb avenue, Brooklyn.

592-28-S—238 East 47th street, Manhattan.

602-28-S—238-290 Logan street, Brooklyn.

606-28-S—576-582 Eighth avenue, Manhattan.

331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.

529-28-S—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.

420-28-S—68-72 Washington street and 44 West street, Manhattan.

FRIDAY, NOVEMBER 23, 1928, AT 2 P. M.

SPECIAL MEETING.

Rules.

217-21-SR—Fuel Oil Rules, amendments to.

CALL OF CLERK'S CALENDAR

TUESDAY, NOVEMBER 20, 1928, 2 P. M.

Building Zone Cases.

203-28-BZ.

APPLICANT—William Koppe, for Tremune Realty Corp., owner.

PREMISES—1801 University avenue, northwest corner of Tremont avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and conversion of occupancy of portion of an apartment building from dwelling to business use (stores).

485-28-BZ.

APPLICANT—Cohen & Siegel, for Leon Naham, owner.

PREMISES—3561-3567 White Plains road and 670 East 213th street, southwest corner, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

567-28-BZ.

APPLICANT—James W. Byrnes, for John D'Antuono, owner.

PREMISES—969-971 Fourth avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the alteration, extension and change of occupancy from a garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles.

574-28-BZ.

APPLICANT—John J. Dunnigan, for Edward A. Schill, owner.

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PREMISES—1339-1343 Jerome avenue, west side, 470 ft. south of West 170th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the change of occupancy from a garage to a garage, showroom, service station and a motor vehicle repair shop.

589-28-BZ.

APPLICANT—William F. Doyle, for Rita Goldberg, owner.

PREMISES—1014-1024 Brooklyn avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

595-28-BZ.

APPLICANT—William F. Doyle, for Hyrose Building Corp., owner.

PREMISES—Southeast corner of Montgomery street and Albany avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house with stores on the first story.

590-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, substituted for Cohen & Siegel, for Leo Silver Co., Inc., owner.

PREMISES—543-549 East Fordham road, north side, 100 ft. east of Bathgate avenue, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, and also within a "B" area district, the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles and the installation of a gasoline service station, also the omission of the rear yard required under the zone resolution.

767-28-BZ.

APPLICANT—William F. Doyle, for Harriet Bailey, owner.

PREMISES—279-285 East 233rd street, The Bronx.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

154-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, substituted for Philip J. Sinnott, for Harry Gillman, owner.

PREMISES—Northeast corner of Van Cortlandt avenue and Orloff avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a store building.

956-27-BZ.

APPLICANT—Henry R. Mygatt, for Stanley Murray, owner.

PREMISES—East side of Jerome avenue, 105.36 ft. north of East 172nd street, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

NOVEMBER 20, 1928, 10 A. M.

Appeals from Administrative Orders.

576-28-A—628-642 Amboy street, northwest corner of East 98th street, Brooklyn.

577-28-A—806-808 Broadway and 104 Fourth avenue, Manhattan.

580-28-A—1 East 57th street, northeast corner of Fifth avenue, Manhattan.

582-28-A—892 Atlantic avenue, Brooklyn.

583-28-A—152 Lawrence street, Brooklyn.

334-28-A—166 East 73rd street, Manhattan.

541-28-A—2866-2870 Third avenue, The Bronx.

365-28-A—50 West 57th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 20, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 360-28-BZ—Application, April 17, 1928, under sections 7e and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Samuel Mazzarell and Angelina Mazzarell, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2303-2311 Gravesend avenue, east side, 121.5 ft. north of Gravesend Neck road, Brooklyn.

CAL. NO. 422-28-BZ—Application, May 4, 1928, under sections 7b, 7c and 21 of the building zone resolution, of A. L. M. Development Corp., applicant and owner, to permit in a residence district, extending from a business district, the erection and maintenance of a theatre building; premises 1817-1819 Avenue M, Brooklyn.

CAL. NO. 523-28-BZ—Application, June 7, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Herman Schlossman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 16806-16808 Union Turnpike, south side, 40.22 ft. east of 168th street (Ackroyd avenue), Hillcrest, Jamaica, Borough of Queens.

CAL. NO. 533-28-BZ—Application, June 12, 1928, under section 21 of the building zone resolution, of John Caldwell Myers, applicant, on behalf of Gilt Edge Corp., owner, to permit in a residence district the erection and maintenance of a building to be occupied as stores on the first story

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and as dwellings above; premises 2245 Grand Concourse, west side, 97.02 ft. north of East 182nd street, The Bronx.

CAL. NO. 534-28-BZ—Application, June 12, 1928, under section 21 of the building zone resolution, of William H. Balkley, applicant, on behalf of Joseph A. Palma, owner, to permit in a business district the erection and maintenance of a garage for more than five (5) motor vehicles and a gasoline service station; premises 5869 Amboy road, north side, 550 ft. from Foster avenue, Princes Bay, Richmond.

CAL. NO. 546-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Harris Lubelsky, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2810 Westchester avenue, east side, 133.40 ft. north of Middletown road, The Bronx.

CAL. NO. 347-28-BZ—Application, April 14, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Samuel Koff, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1293-1311 Gravesend avenue, northeast corner of Bay Parkway, Brooklyn.

CAL. NO. 548-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Samuel Thau, owner, to permit in a business district the change of occupancy of an existing building to a motor vehicle repair shop; premises 2548 White Plains avenue, The Bronx.

CAL. NO. 738-28-BZ—Application, September 13, 1928, under section 21 of the building zone resolution, of Frank Wall, applicant, on behalf of Southfield Coal and Ice Co., Inc., owner, to permit in a business district the erection and maintenance of silos for the storage and distribution of coal; premises east side of North Railroad avenue, between Liberty and Buel avenues, Dongan Hills, Richmond.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 20, 1928, 2 P. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

806-28-A—528-536 Seventh avenue and 200-212 West 39th street, Manhattan.

465-28-A—850 ft. south of Goethal Bridge and 6,000 ft. east of Arthur Kill, Borough of Richmond.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, November 20, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 160-28-BZ—Application, February 24, 1928, under section 21 of the building zone resolution, of Edward J. Bausch, applicant, on behalf of Feinborough Homes, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Margaret place (Trotting Course lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

CAL. NO. 267-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of Joseph D. Nunan, Jr., applicant, on behalf of I. & D. Realty Corp., owner, to permit in an "E" area and residence district the erection and maintenance of attached private residences omitting the side yard required under the building zone resolution; premises southeast corner of Reeds lane and Coles lane and southeast corner and southwest corner of Central place and Coles lane, Far Rockaway, Borough of Queens.

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

CAL. NO. 108-28-BZ—Application, February 3, 1928, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of 4510 Broadway Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1550 Jerome avenue, east side, 241.79 ft. south of Mount Eden avenue, The Bronx.

CAL. NO. 406-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Anna Stanaitis, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 53-16 to 53-20 Metropolitan avenue and 301-305 Grandview avenue, northeast corner, Ridgewood, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 27, 1928, 10 A. M.

Appeals from Administrative Orders.

285-28-A—415-423 Ovington avenue, Brooklyn.

CALENDAR

588-28-A—617-619 West 181st street, Manhattan.

607-28-A—Southwest corner of Queens boulevard and Van Pelt avenue, Long Island City, Borough of Queens.

611-28-A—411-413 Fifth avenue, Manhattan.

613-28-A—270 West 126th street, Manhattan.

649-28-A—520-522 West 24th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 27, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 133-28-BZ—Application, February 10, 1928, under sections 7e and 21 of the building zone resolution, of 340 West 57th Street Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 229-235 East 85th street, Manhattan.

CAL. NO. 393-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of Charles M. Carnelli, applicant, on behalf of Catherine Geoghegan, owner, to permit in a residence district the change of occupancy from a storage warehouse to a wet wash laundry; premises 404 13th street, south side, 147.50½ ft. east of Seventh avenue, Brooklyn.

CAL. NO. 256-28-BZ—Application, March 23, 1928, under section 21 of the building zone resolution, of Philip Steigman, applicant, on behalf of Leviathan Holding Co., Inc., owner, to permit in a residence district the alteration and change of occupancy of the first story of an apartment house from dwelling use to stores; premises 1601 University avenue, northwest corner of West 174th street, The Bronx.

CAL. NO. 384-28-BZ—Application, April 23, 1928, under section 7a of the building zone resolution, of John Morrison and Marie Morrison, applicants and owners, to permit in a residence district the alteration and extension in area and height of a dry cleaning factory building; premises 2737 27th street, east side, 186 ft. north of 30th avenue (also known as 20 Cooper street), Astoria, Borough of Queens.

CAL. NO. 470-28-BZ—Application, May 21, 1928, under section 21 of the building zone resolution, of Alfred McCoy, applicant, on behalf of Anna McCoy, owner, to permit in a business district the erection and maintenance of a gasoline service station;

premises southwest corner of Rockaway boulevard and 149th street, South Ozone Park, Borough of Queens.

CAL. NO. 526-28-BZ—Application, June 8, 1928, under sections 7f and 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of Stefano Lopicollo, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Nassau boulevard and 174th street, Flushing Heights, Borough of Queens.

CAL. NO. 553-28-BZ—Application, June 21, 1928, under sections 7b and 21 of the building zone resolution, of J. W. Cytryn, applicant, on behalf of Cono Liguori, owner, to permit the extension, from an unrestricted district into a residence district, of a proposed extension to an existing laundry building; premises 224 Essex street and 3031-3033-3037 Atlantic avenue, northwest corner, Brooklyn.

CAL. NO. 578-28-BZ—Application, June 28, 1928, under section 7c of the building zone resolution, of Kleinert & Klie, applicants, on behalf of Florence Cohn, owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 1419-1423 Broadway, east side, 40 ft. south of Woodbine street, Brooklyn.

CAL. NO. 1059-26-BZ—Application, December 30, 1926, reopened by the board on September 18, 1928, under section 21 of the building zone resolution, of The John C. Wandell Co., applicant, on behalf of Sara G. Thomas, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 153-10 to 153-16 Kissena road, northwest corner of West avenue, Flushing, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 27, 1928, 2 P. M.

Petitions for Variations.

1169-27-S—548-550 West 23rd street, Manhattan.

610-28-S—332 East 48th street, Manhattan.

634-28-S—142-154 East 32nd street, Manhattan.

646-28-S—396 15th street, Brooklyn.

Appliances Submitted for Approval.

593-28-SA—Celite—for use with Cement, approval of.

594-28-SA—Sil-O-Cel Heat Insulating Brick, approval of.

620-28-SA—United States Oil Burner, approval of.

663-28-SA—Dist-O-Matic Oil Burner, approval of.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY AFTERNOON, OCTOBER 26, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Chief Kenlon.

RULES.

217-21-SR

PETITIONER—Greater New York Oil Heating Association.

SUBJECT—Fuel oil rules—amendments to.

APPEARANCES—

For Petitioner: Harry F. Tapp; F. F. Lewis; G. H. Halleck; W. J. Haynes; A. G. Kaufman; J. Burmeister; M. J. Sage; Mr. White, and others.

For Administration: Inspectors Carroll and Michaels of fire department.

ACTION OF BOARD—In rule 8,—section 6. Vent pipes. Amendment proposed—no objection. Change (a) to read: "An open vent pipe of standard wrought iron or steel without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than

one inch." Rule 8,—section 7.—Old matter in parentheses from (necessary . . . tank)—to be eliminated and new matter in italics to be adopted. No objection to new change. Rule 8, Section 8.—To stand as now written. Rule 9, Approved as now written. Rule 10,—Approved as changed—with new matter in italics in place of old section. Rule 11,—(e) Laid over for further consideration—as to phrasing of same. (g) Accepted as proposed at present. Rule 12,—Laid over for further consideration. Rule 15,—Laid over for further consideration. Rule 18,—Approved as now written. Rule 19,—subdiv. "b" Covered by rule 12. Rule 20,—subdiv. "b"—Old rule to remain as it is. Subdiv. c-d-e-f—Laid over, awaiting recommendation by fire prevention bureau. Rule 21,—Accepted as written, including change about pressure in storage tanks, etc. Rule 22,—Remains as it is. Meeting adjourned to November 2, 1928, at 2:00 P. M. for further consideration.

(Proposed amendments can be seen on page 1108)

Adjourned 4.50 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 30, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle, and Chief Kenlon.

The minutes of the special meeting of the board, held Friday afternoon, October 19, 1928, the minutes of the regular meeting of the board, held Tuesday morning, October 23, 1928, and the minutes of the regular meeting of the board held Tuesday afternoon, October 23, 1928, were approved as printed in the Bulletin, No. 44, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

148-28-A

APPELLANT—Frank A. Burgess, for Adolph Finkelstein, owner

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—8 East 14th street and 1-3 East 13th street, Manhattan.

APPEARANCES—

For Appellant: Richard Bogner.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 20th, 1928, at 2 P. M., on request of appellant's representative.

806-28-A

APPELLANT—Buchman & Kahn, for 530 Seventh Avenue Corp., owner.

SUBJECT—Application for preferential hearing—re Appeal from decision of the fire commissioner.

PREMISES AFFECTED—528-536 Seventh avenue and 200-212 West 39th street, Manhattan.

APPEARANCES

For Appellant: John M. Montfort.

ACTION OF BOARD—Request for early hearing granted and set for hearing November 20, 1928, at 2 P. M.

THE VOTE TO GRANT PREFERENCE IN HEARING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

396-28-A.

APPELLANT—Merit Blue Print and Supply Co., lessee.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—34-36 West 44th street and 37-41 West 43rd street, Manhattan.

APPEARANCES—

For Appellant: None

ACTION OF BOARD—Appeal withdrawn, on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle	4
Negative	0
Absent: Chief Kenlon.....	1

521-28-A.

APPELLANT—Keiner Williams Stamping Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—W. S. of 121st street (Spruce street), 250 ft. south of Jamaica avenue, Richmond Hill, Borough of Queens.

APPEARANCES—

For Appellant: William W. McEwen.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

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THE RESOLUTION—

(521-28-A)

WHEREAS, Keiner Williams Stamping Co., owner, filed, June 6, 1928, an appeal from an order of the fire commissioner, affecting premises west side of 121st street (Spruce street), 250 ft. south of Jamaica avenue, Richmond Hill, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated May 2, 1928 (Order No. 36559-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure."

and

WHEREAS, the building is non-fireproof, basement and one story in height, 247 ft. 7 in. frontage on 121st (Spruce) street and 166 ft. frontage on L. I. R.R. tracks, about 21,100 sq. ft. in area; OCCUPIED for the storage of iron boilers, 2 persons; and

WHEREAS, the appellant claims that there is a fire hydrant directly in front of the premises on 121st street; furthermore, that the occupancy is non-hazardous; and

WHEREAS, the order is predicated on excess area and the structure is but one story in height above grade, used and occupied for the storage of metal tanks, and opens on two street fronts and a railroad right-of-way.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension and that the use and occupancy shall remain substantially unchanged.

633-28-A.

APPELLANT—Croker Nat'l. Fire Prev. Eng. Co., for Daniel Jones, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—62 Orchard street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Absent 0

THE RESOLUTION—

(633-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Daniel Jones, Inc., owner, filed, July 26, 1928, an appeal from an order of the fire commissioner, affecting premises 62 Orchard street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 28, 1928, reads:

"Order No. 34626-F:

"1. Provide a separate and distinct system of automatic sprinklers throughout the building, having at least one source of water supply, arranged and equipped as provided in the Rules of Fire Extinguishing Appliances adopted by the Board of Standards and Appeals, May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919."

and

WHEREAS, the building is non-fireproof, seven stories and basement (75 ft. above grade) in height, 28 ft. by 87 ft. 6 in. in area; OCCUPIED by one concern as a retail furniture showroom and for the storage of furniture, 3 persons in the entire premises; and

WHEREAS, the appellant contends that the premises have been occupied in this manner since 1910; that the building is adequately provided with exits; that there is no unusual hazard in the building, and that appellant proposes to install a thermostatic fire alarm throughout the premises.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and the appeal be and it hereby is *denied*.

570-28-A.

APPELLANT—Cornell Utilities Co., Inc., for John A. Steinmetz, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—2137 Boston road, The Bronx.

APPEARANCES—

For Appellant: William Porter; John A. Steinmetz.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(570-28-A)

WHEREAS, Cornell Utilities Co., Inc., for John A. Steinmetz, filed, June 26, 1928, an appeal from a decision of the fire commissioner, affecting premises 2137 Boston road, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, dated May 28, 1928 (Plan No. 222-26), reads:

"1. Boiler room ceiling must be of fireproof construction. Rule 20, Fuel Oil Rules."

and

WHEREAS, the building is non-fireproof, one story and basement in height, 30 ft. by 56 ft. 6 in., irregular, in area; OCCUPIED as stores (candy and fruit), 6 persons; and

WHEREAS, a fuel oil burning system has been installed consisting of a 1,080-gallon grade B fuel oil storage tank (buried outside the premises), a 55-gallon auxiliary tank, an approved Nokol Oil Burner and the necessary valves and piping for a complete equipment; and

WHEREAS, appellant contends that the boiler room is separated from the remainder of the basement by fireproof partitions and proposes to protect the ceiling of the boiler room with metal lath and ¾ inch Portland cement plaster, contending that the required fireproof ceiling would require a material change in the construction of the building; and

WHEREAS, the building is but one story in height and the fuel oil burning system is of a domestic type installation.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension, and that the boiler room ceiling throughout shall be fire retarded in accordance with the rules of the board of standards and appeals, and that the fuel oil burning equipment shall otherwise comply with the fuel oil rules in all respects.

635-28-A.

APPELLANT—Joseph J. Ahearn, for The Barrett Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—Southwest corner of Smith and Sigourney streets, Brooklyn.

APPEARANCES—

For Appellant: Joseph J. Ahearn.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

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THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(635-28-A)

WHEREAS, Joseph J. Ahearn, for The Barrett Co., owner, filed, July 26, 1928, an appeal from an order of the fire commissioner, affecting premises southwest corner of Smith and Sigourney streets, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 9, 1928 (Order No. 35229-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter, tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the building is non-fireproof, three stories (50 ft.) in height, having a frontage of 200 ft. on Smith street, 200 ft. on Sigourney street and 150 ft. on Hallock street; an area of approximately 32,000 sq. ft. on the first story, approximately 22,000 sq. ft. on the second story and 20,000 sq. ft. on the third story; OCCUPIED—building vacant at present; and

WHEREAS, appellant contends that the building, facing on three street fronts, is readily accessible to the fire department in the event of fire; that the premises is equipped with an automatic sprinkler system supplied from a 15,000-gallon gravity tank located on the roof of the building and two 6-inch street connections to the city mains in Smith and Court streets; appellant contends, further, that the pressure in the city main is 45 pounds per square inch; and

WHEREAS, the building at present is unoccupied and without a heating apparatus of any kind.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only as long as the building remains vacant and unoccupied.

639-28-A.

APPELLANT—John J. Gilmartin, for The Colonial Bank, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—2000-2010 Broadway and 121-125 West 68th street, northeast corner, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(639-28-A)

WHEREAS, John J. Gilmartin, for The Colonial Bank, owner, filed, July 27, 1928, an appeal from a decision of the fire commissioner, affecting premises 2000-2010 Broadway, northeast corner of 68th street, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered June 7, 1928 (re Plan No. 1325-1928), reads:

"1. As building exceeds 10,000 sq. ft. in area and approval of fuel oil is subject to the installation of an approved standpipe system (Order No. 41314-LC)

plans must be filed of all floors, sections and if any structures on roof, roof plan (with all necessary notes relative to standpipe system), showing standpipe system and application filled out to agree. Rule No. 1."

and

WHEREAS, the building is fireproof, two stories (32 ft.) in height, having a frontage of 113 ft. on Broadway and a frontage of 97 ft. 6 in. on West 68th street, a total area of approximately 11,800 sq. ft. on the first story and approximately 9,800 sq. ft. on the second story; OCCUPIED: 1st story, stores and bank, 25 persons; 2nd story, offices, 50 persons; and

WHEREAS, appellant contends that the building is low in height; that the excess area of the structure on the first story over the limiting 10,000 sq. ft. is slight; that the building faces on two streets, with entrances so located that, where necessary, the fire department can readily reach the scene of any fire in any portion of the building.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the premises shall not be increased in height, area or dimension; that the fuel oil burning equipment shall be installed and maintained in strict compliance with the fuel oil rules, and granted as long as conditions as to occupancy and use remain substantially unchanged.

498-28-A.

APPELLANT—William F. Doyle, for Stephen D. Sink, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—8907-8917 Metropolitan avenue and 8944 Central avenue, Middle Village, Borough of Queens.

APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(498-28-A)

WHEREAS, William F. Doyle, for Stephen D. Sink, owner, filed, June 1, 1928, an appeal from a decision of the fire commissioner, affecting premises 8907-8917 Metropolitan avenue and 8944 Central avenue (Cooper avenue), Middle Village, Borough of Queens; and

WHEREAS, the decision of the fire commissioner, dated May 31, 1928 (1225-28), reads:

"1. The extension of a gasoline station is not permitted in a business zone.

"Appeal may be made to the Board of Standards and Appeals."

and

WHEREAS, the premises consist of a plot of ground 149.46 ft. by 146.07 ft., on which is located a gasoline selling station, two frame dwellings and a one-story concrete block garage; and

WHEREAS, it appears that the plot in question at one time contained an additional strip 25 ft. in width, which was taken over by the city in 1927 for the widening of Central avenue and on this strip was located several pumps and other accessories of the gasoline selling station; it is now proposed to replace these pumps in the existing property and appellant contends that this does not violate the rules of the zoning law; and

WHEREAS, the gasoline service station does exist on these premises as recorded in the fire department; and

WHEREAS, the order is predicated on the proposition of relocating the gasoline storage tanks and the installation of

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additional tanks, this condition having been brought about by the widening of the public highway on which the property faces.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the use, conduct and operation of these premises shall be restricted within the property lines, in accordance with permit originally issued by the fire department, and that all other requirements shall be complied with in all respects.

569-28-A.

APPELLANT—Cornell Utilities Co., Inc., for John A. Steinmetz, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—1005 East 180th street, The Bronx.

APPEARANCES—

For Appellant: William Porter, John H. Steinmetz.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(569-28-A)

WHEREAS, Cornell Utilities Co., Inc., for John A. Steinmetz, owner, filed, June 26, 1928, an appeal from a decision of the fire commissioner, affecting premises 1005 East 180th street, Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, dated June 8, 1928 (223-26), reads:

"1. Boiler room must be completely cut off from the rest of the building by fireproof partitions, ceiling and floor constructed of not less than 8" for brick or 6" for concrete or terra cotta. Fuel Oil Rule 20, new rules, Fuel Oil Rule 33, old rules."

and
WHEREAS, the building is frame, two stories and basement in height, 27 ft. 6 in. by 39 ft. 6 in., irregular, in area; OCCUPIED: 1st story, stores; 2nd story, dentist's office, 2 persons; and

WHEREAS, a fuel oil burning system has been installed consisting of a 1,080-gallon grade B fuel oil storage tank (buried outside the premises), a 55-gallon auxiliary tank, an approved Nokol Oil Burner and the necessary valves and piping for a complete equipment; and

WHEREAS, appellant contends that the boiler room is separated from the rest of the basement by fireproof walls and proposes to construct the ceiling of the boiler room with metal lath and 3/4 inch Portland cement plaster, contending that if required to construct a fireproof ceiling, material changes would have to be made in the construction of the building; and

WHEREAS, the building is but two stories in height and of small area and the boiler room being separated from the remainder of the cellar.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension; that the entire ceiling of the boiler room shall be fire retarded in accordance with the rules of the board of standards and appeals; that direct egress from the boiler room to the outer air shall be provided and that the fuel oil equipment shall otherwise comply with the fuel oil rules in all respects.

456-28-A.

APPELLANT—Croker Nat'l. Fire Prev. Eng. Co., for B. Aronowitz & Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—247-251 Third avenue, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative	0
Absent	0

THE RESOLUTION—

(456-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for B. Aronowitz & Co., Inc., owner, filed, May 18, 1928, an appeal from an order of the fire commissioner, affecting premises 247-251 Third avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 11, 1927, reads:

"Order No. 24527-F:

"1. Replace missing and defective shutters with proper iron shutters at all openings in the exterior wall above the 1st story, which are distant in direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings, and which are not more than 50 ft. above a neighboring roof at north and east sides of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5, Code of Ordinances."

and

WHEREAS, the building is non-fireproof, five stories in height, 63 ft. by 70 ft. in area; OCCUPIED: 1st story, stores and sheet metal shop, 8 persons; 2nd story, carpenter shop, 3 persons; 3rd and 4th stories, vacant at present; 5th story, sheet metal shop, 12 persons; and

WHEREAS, there are nine windows on each story above the first story in the easterly wall of the building within 30 ft. of openings in neighboring buildings to the east or within 50 ft. of the roofs of two and three-story neighboring buildings to the east; and

WHEREAS, the applicant proposes to provide iron shutters at the windows in the north wall of the building and contends that the building at the rear is occupied as an osteopathic clinic; that it is fireproof construction and that the windows in this building, forming the exposures, are wire glass set in metal frames.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects the windows in the rear or easterly wall not on the course of fire escapes, exits, stair halls, shaftways or public corridors, *on condition* that the occupancy and use of the premises and the adjoining exposures remain unchanged.

550-28-A.

APPELLANT—John J. Gilmartin, for E. W. Bliss Buildings, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—309-311 East 22nd street, Manhattan.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative	0
Absent	0

MINUTES

THE RESOLUTION—

(550-28-A)

WHEREAS, John J. Gilmartin, for E. W. Bliss Buildings, Inc., filed, June 21, 1928, an appeal from an order of the fire commissioner, affecting premises 309-311 East 22nd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 24, 1928, reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at north and west sides of building, or other approved protection, as per Sec. 375, Art. 18, Ch. 5, of the Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, six stories in height, 50 ft. by 92 ft. in area; OCCUPIED: 1st story, manufacture of glue, 5 persons; 2nd and 3rd stories, printing, 20 persons per story; 4th story, manufacture of chains, 20 persons; 5th story, printing, 20 persons; 6th story, dyers, 20 persons; and

WHEREAS, there are four windows in the westerly wall on all stories above the first story within 50 ft. of the roof of the one-story extension of a factory building adjoining to the west, and also five windows in the northerly wall on all stories above the first story within 30 ft. of openings in neighboring fireproof factory buildings to the north; and

WHEREAS, appellant contends that the building in question is protected with a sprinkler system; that all the buildings forming the exposures are equipped with sprinkler systems and that most of the windows in the building forming the exposures are equipped with iron shutters or are wire glass windows; and

WHEREAS, the premises are equipped throughout with a sprinkler system and the buildings forming the exposures are either fireproof or equipped with sprinkler systems throughout.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted*, only so far as it affects windows not on the course of fire escapes, exits, shafts, stair halls or public corridors, *on condition* that the conditions as to occupancy and use of the premises under appeal and also the adjoining exposures remain substantially unchanged.

544-28-A.

APPELLANT—Croker Nat'l. Fire Prev. Eng. Co., for Colonial Real Estate Ass'n., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—53-57 West 14th street and

54-56 West 15th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(544-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Colonial Real Estate Association, filed, June 19, 1928, an appeal from an order of the fire commissioner, affecting premises 53-57 West 14th street and 54-56 West 15th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 26, 1928 (Order No. 34490-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs.

per square inch extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building is fireproof, six stories (84 ft. 10 in.) in height, 70 ft. 11 in. by 206 ft. 6 in., irregular, in area, approximately 13,000 sq. ft. in area on the basement story and approximately 11,000 sq. ft. in area on the first and upper stories; OCCUPIED: basement, boiler room, shipping and receiving department, 8 persons; 1st and 2nd stories, retail clothing store, 80 persons in both stories; 3rd story, vacant at present; the upper stories being occupied by one concern for the manufacture of neckties, bath robes, etc.; 4th story, 15 persons; 5th story, 25 persons; 6th story, 75 persons; and

WHEREAS, appellant contends that the building has been used practically as at present since 1905; that the building is equipped with a two-source sprinkler system equipped with a 14,000-gallon capacity gravity tank and two 4,000-gallon pressure tanks; that the premises is amply supplied with exits (on both street fronts), and that the area of the building is but slightly in excess of the limiting area requiring the installation of a standpipe system; and

WHEREAS, the building is slightly in excess of the area requirement as to standpipe equipment.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension, and that the existing two-source wet sprinkler system shall be maintained in accordance with the rules now in force, and granted only as long as conditions as to use and occupancy remain substantially unchanged.

BUILDING ZONE CASES.

108-28-BZ.

APPLICANT—John J. Dunnigan, for 4510 Broadway Corp., owner.

SUBJECT—Application (re: decision of the supt. of bldgs.) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1550 Jerome avenue, east side, 241.79' south of Mount Eden avenue, The Bronx.

APPEARANCES—

For Appellant: J. F. Dusenbury.

For Opposition: None.

ACTION OF BOARD—Laid over to November 20th, 1928 at 2 P. M. on request of applicant's representative.

406-28-BZ.

APPLICANT—Edward L. Kelly, for Anna Stanaitis, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—301-305 Grandview avenue, 53-16 to 53-20 Metropolitan avenue, northeast corner, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Edward J. S. Farrell.

For Opposition: George L. Stamp.

ACTION OF BOARD—Laid over to November 20th, 1928 at 2 P. M. on request of applicant's representative.

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623-28-BZ.

APPLICANT—Philip J. Sinnott, for Patrick Hangely, owner.

SUBJECT—Application for preferential hearing—re application (re decision of the supt. of bldgs.) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building for store occupancy.

PREMISES AFFECTED—Southwest corner of Nelson avenue and Macombs road, The Bronx.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Request for preferential hearing withdrawn.

THE VOTE TO WITHDRAW REQUEST FOR EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

767-28-BZ.

APPLICANT—William F. Doyle, for Harriet Bailey, owner.

SUBJECT—Application for preferential hearing—re application (re decision of the fire commissioner) under section 7-g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—279-285 East 233rd street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Request for preference granted, and set for calendar call November 20, 1928, at 2 P. M.

THE VOTE TO GRANT PREFERENCE IN HEARING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

956-27-BZ.

APPLICANT—Henry R. Mygatt, for Stanley Murray, owner.

SUBJECT—Application for reopening—reconsideration, previously denied—re application (decision of the superintendent of buildings) under section 21 of the building zone resolution to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—E. S. of Jerome avenue, 105.36 ft. north of East 172nd street, The Bronx.

APPEARANCES—

For Applicant: Frederick J. Flynn.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call November 20, 1928, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

154-28-BZ.

APPLICANT—Philip J. Sinnott, for Harry Gillman, owner.

SUBJECT—Application for reopening—consideration, having been previously dismissed for lack of prosecution—re application (decision of the supt. of bldgs.) under section 21 of the building zone resolution to permit in a residence district the erection and maintenance of a store building.

PREMISES AFFECTED—Northeast corner of Van Cortlandt avenue and Orloff avenue, The Bronx.

APPEARANCES—

For Applicant: James J. Munro.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call November 20, 1928, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

327-28-BZ.

APPLICANT—William F. Doyle, for Necara Holding Corp., owner.

SUBJECT—Application (re decision of the supt. of bldgs.) under sections 7c, 7e & 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and showroom.

PREMISES AFFECTED—8124-8202 18th avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Julius Hollander; Lewis L. Levine; L. Greenspan.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

377-28-BZ.

APPLICANT—Philip J. Sinnott, for Valley Holding Corp., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—998 Sound View avenue, The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: William Harvey Smith.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0

Absent 0

389-28-BZ.

APPLICANT—William F. Doyle, for Minnie Weber, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2385-2393 Utica avenue, northeast corner of Avenue S, Brooklyn.

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APPEARANCES—

For Applicant: William F. Doyle.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

364-28-BZ.

APPLICANT—Levy and Berger, for Carolyn Miller, owner.

SUBJECT—Application. (re decision of the supt. of bldgs.) under section 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a business building.

PREMISES AFFECTED—5720-5728 Kings Highway, northeast corner of East 57th street, Brooklyn.

APPEARANCES—

For Applicant: Joseph Levy, Jr.; Nathan Miller.
For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

382-28-BZ.

APPLICANT—Emil Guterman, for Abe Schiller, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Northern boulevard (Jackson avenue) and 226th street, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: E. M. Levowitz.
For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and
Chief Kenlon..... 5
Absent 0

THE RESOLUTION—

(382-28-BZ)

WHEREAS, Emil Guterman, for Abe Schiller, owner, filed, April 23, 1928, an application, under the building zone resolution, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a gasoline service station; premises northeast corner of Northern boulevard (Jackson avenue) and 226th street, Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 30, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Northern boulevard (Jackson avenue) is in a business district; 226th street and 227th street are in a business and unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 22, 1928 (re Plan No. 3506-27), reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals."

and

WHEREAS, it is proposed to erect a non-fireproof brick office, 20 ft. by 20 ft., bury four 550-gallon tanks and erect four pumps for the purpose of conducting a gasoline service

station, 100 ft. within a business district extending 100 ft. in an unrestricted district; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal within the purview of section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

362-28-BZ.

APPLICANT—William F. Doyle, for S. & L. Building Corp., owner.

SUBJECT—Application (re decision of the supt. of bldgs. and tenement house commissioner) under sections 7c & 21 of the building zone resolution, to permit in a residence district extending from a business district an alteration and change of a portion of the basement story from storage to a business occupancy.

PREMISES AFFECTED—2665 Grand Concourse, northwest corner of East Kingsbridge road, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.
For Opposition: Joseph L. Johnson..

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and
Chief Kenlon 5
Absent 0

THE RESOLUTION—

(362-28-BZ)

WHEREAS, William F. Doyle, for S. & L. Building Corp., owner, filed, April 18, 1928, an application, under the building zone resolution, to permit in a residence district, extending from a business district, an alteration and change of a portion of the basement story from storage to a business occupancy; premises 2665 Grand Concourse, northwest corner of East Kingsbridge road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 30, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Grand Concourse is in a residence district, East Kingsbridge road is in a business district and Creston avenue is in a residence district; and

WHEREAS, the decisions of the tenement house commissioner and superintendent of buildings, rendered January 17, 1928, and April 9, 1928, respectively (re Alt. Plan No. 8-1928), read:

Tenement house commissioner's decision:

"1. Proposed alteration is unlawful, stores being within 100 ft. of the Grand Concourse."

and

Superintendent of building's decision:

"1. Alteration of building in residence district for business purposes contrary to Zoning Resolution."

and

WHEREAS, the existing building is of fireproof construction, nine stories in height, with a frontage of 145 ft. and a depth of 156 ft. and 160.6 ft., irregular; occupied as a tenement with stores in the business use area of structure; it is proposed to extend these stores into the residence use area; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under sections 7c and 21 on the grounds of hardship; a similar application having been denied under Cal. No. 829-22-BZ.

Resolved, that the decisions of the tenement house commissioner and the superintendent of buildings be and they hereby are affirmed, and that the application be and it hereby is denied.

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438-28-BZ.

APPLICANT—Morris & Morris, for Frances Rosenthal, owner.

SUBJECT—Application (re decision of the supt. of bldgs.) under sections 7c & 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building.

PREMISES AFFECTED—1984 82nd street and 8202-8212 20th avenue, southwest corner, Brooklyn.

APPEARANCES—

For Applicant: Sidney Morris; David Deutsch.
For Opposition: Julius Hollander; Herman Mendes.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(438-28-BZ)

WHEREAS, Morris & Morris, for Frances Rosenthal, owner, filed, May 10, 1928, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a business building; premises 1984 82nd street and 8202-8212 20th avenue, southwest corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 30, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 82nd street, 20th avenue and 83rd street are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered April 20, 1928 (re Applic. No. 5931-28), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3.

"The erection of a building to be used as stores in a residential district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 100 ft. and a depth of 33 ft. 4 in.; to be occupied as a business building (stores); and

WHEREAS, the board deems that applicant does not come within the purview of the rule of exception 7, subdivision c; and

WHEREAS, the board deems that applicant is not entitled to relief under section 21 as there is absolutely no substantial reason for the change of this residence use, as yet otherwise uninvaded, to a business occupancy.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

1137-22-BZ.

APPLICANT—Martin James Fielder, for Tillie S. Feldman, owner.

SUBJECT—Application for reopening—extension of temporary permit—re application (order of fire commissioner) to permit in a business district the erection of an oil selling station.

PREMISES AFFECTED—S. S. of Buel ave, 1030 ft. east of Richmond Rd., Richmond.

APPEARANCES—None.

ACTION OF BOARD—Chairman read request for extension of permit. Application reopened and permit extended for one year.

THE VOTE TO REOPEN AND EXTEND PERMIT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1137-22-BZ)

WHEREAS, Martin James Fielder, for Tillie S. Feldman, owner, filed, September 22, 1922, an application, under the building zone resolution, to permit in a business district the erection and maintenance of an oil storage plant: premises south side of Buel avenue, 1,030 ft. east of Richmond road, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, October 31, 1922, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Buel avenue and Richmond road are in business districts; and

WHEREAS, the decision of the fire commissioner, rendered September 20, 1922, in acting on Alt. App. No. 1151-1922, reads:

"1. Oil storage plant not permitted in a business district under section 4A of the Building Zone Resolution.";

and

WHEREAS, the premises consist of a plot of ground in a business district on which it is proposed to erect a one-story frame oil house, with a frontage of 26 ft. and a depth of 11 ft., and a one-story frame stable for five horses, 25 ft. by 30 ft., and to install underground a 15,000-gallon tank for petroleum storage; and

WHEREAS, appellant contends that the premises were occupied for similar uses previous to the passage of the building zone resolution; and

WHEREAS, this appeal was granted by the board at its meetings, October 31, 1922, September 30, 1924, March 23, 1926, and October 25, 1927, for a temporary period, and applicant requests an extension of time.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the application be and it hereby is *granted*, for a period of one year from the date of this action, October 29, 1928, *on condition* that applicant obtain all necessary permits and that the storage tank shall be installed in accordance with the fuel oil rules of the board of standards and appeals.

557-28-BZ.

APPLICANT—William R. White, for Richard Carroll, Inc., owner.

SUBJECT—Application (re: decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of sixteen (16) one car garages and a gasoline service station.

PREMISES AFFECTED—2717 Reservoir avenue, The Bronx.

APPEARANCES—

For Applicant: William R. White; Richard Carroll.

For Opposition: Carl E. Jampel; S. H. Lifschitz.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative: Commissioner Connell..... 1
Absent 0

THE RESOLUTION—

(557-28-BZ)

WHEREAS, William R. White, for Richard Carroll, Inc., owner, filed, June 22, 1928, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of sixteen (16) one-car garages and a gasoline service station; premises 2717 Reservoir avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application

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by the board of standards and appeals, at its regular meeting, October 30, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kingsbridge road is in a business district, Reservoir avenue is in a residence district and University avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 19, 1928 (re Plan No. 1104-28), reads:

"1. The Proposed sixteen one-car garages and gasoline service station may not be permitted at this location, which is situated in a residence district, Sec. 3, Building Zone Resolution."

and

WHEREAS, the premises consist of a plot of ground 46 ft. by 165 ft., irregular; it is proposed to erect a structure 150 ft. long, 19 ft. 4 in. deep and 15 ft. high, to be divided into sixteen spaces for one car each, located on the westerly side of the plot, and along the front of easterly side to erect an office and install tanks and pumps for a gasoline service station; and

WHEREAS, this application for a gasoline service station and sixteen individual automobile garages has been supported by consents in affidavit form of all contiguous, abutting and adjoining property owners on the same square block, excepting two properties located at 195th street, Reservoir avenue and University avenue; and

WHEREAS, the plot is irregular in shape and bounded by blank masonry walls on the north and south, and the grade of University avenue to the west is substantially above the level of this property; and

WHEREAS, the board deems that under section 21 they are empowered to vary the zoning resolution in this matter.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be erected throughout the entire premises a building not exceeding one story in height above grade, to be used and occupied as a public garage; that the rear and gable walls shall be unpierced throughout their entire height and length; that the front elevation on Reservoir avenue shall be finished with light-color face brick with natural stone, architectural terra cotta, or face brick of dark-tone trim; that the parapet wall shall be of substantial height, not less than 5 ft. above roof level, and shall be coped with molded terra cotta of not less than 18-inch girth; that there shall be no signs erected on the roof; that any advertising on the front of the building shall be limited to one projecting electric sign, indicating the name and title of the business conducted on the premises, and that all permits shall be obtained within nine months and any work involved shall be completed within one year from the date of this action.

569-27-BZ.

APPLICANT—William F. Doyle, for Delaney and Otten Co., Inc. owner.

SUBJECT—Application (re decision of the fire commissioner) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied).

PREMISES AFFECTED—Southeast corner of Fourth avenue and 12th street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Report of committee adopted; Application granted on condition.

THE VOTE TO ADOPT REPORT AND GRANT ON CONDITION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(569-27-BZ)

WHEREAS, William F. Doyle, for Delaney & Otten Co., Inc., owner, filed, May 20, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southeast corner of Fourth avenue and 12th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 30, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fourth avenue is in a business district; 12th street, east of a point 100 ft. east of Fourth avenue, is in a residence district, and 12th street, west of a point 100 ft. west of Fourth avenue, is in an unrestricted district; and

WHEREAS, the decision of the fire commissioner, rendered May 19, 1927 (re Plan No. 1300-27), reads:

"1. A gasoline service station may not be permitted in a business district."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 50 ft. on Fourth avenue and 97 ft. 10½ in. on 12th street, upon which it is proposed to erect a small accessory store and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, a committee of the board personally inspected the premises under appeal and submitted a report recommending the favorable consideration of this variation; and

WHEREAS, the premises are now occupied by a prohibitive non-conforming use; and

WHEREAS, the applicant has filed with the board a preponderance of consents in excess of 60 per cent of affected owners of property on both street fronts and of all adjoining property owners as well as those opposite in all directions, the board deems that a denial of this application would constitute a hardship under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be erected along the southerly and easterly property lines a wall of approved masonry, battered or curved back from the building line at a rake not less than 45 degrees to the street front of the abutting buildings on both streets, said wall to be faced on the interior with light-colored enamel face brick panelled with dark-colored enameled brick; that the proposed structure shall not exceed a ground area of 20 ft. square or a height of one story above grade, finished on the exterior with light-colored enamel brick and dark-colored brick trim at all openings; that the parapet shall be coped with natural stone; that there shall be erected on the building line on both street fronts a concrete curbing not less than 12 in. in height above grade; that there shall be erected at the intersection of Fourth avenue and 12th street a concrete platform not less than 12 in. above grade in height and not less than 10 ft. in depth in both directions from the intersection of Fourth avenue and 12th street; that the gasoline pumps installed shall be located not less than 10 ft. from the building line formed by the intersection of 12th street and Fourth avenue; that the use, conduct and operation of the business shall be confined to and restricted within the property lines of the premises; that any advertising display shall be restricted to the frieze on the building erected thereon and the glass globes of the gasoline pumps; that all permits required shall be obtained within nine months and all work involved completed within one year from the date of this action.

976-27-BZ.

APPLICANT—Philip J. Sinnott, for McMahon Brothers, owners.

SUBJECT—Application for reopening—ext. of time in which to procure permits—re application (de-

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cession of the superintendent of buildings) under section 21 of the building zone resolution to permit partly in a business district and partly in a residence district the extension in area and height of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—S. W. cor of Queens blvd. and Devon pl., Forest Hills, Queens.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application reopened and extension of time granted to obtain permits and complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(976-27-BZ)

WHEREAS, Philip J. Sinnott, for McMahon Brothers, owners, filed, September 6, 1927, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the extension in area and height of an existing garage for the storage of more than five motor vehicles; premises southwest corner of Queens boulevard and Devon place, Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Queens boulevard is in a business district; Devon place, south of a point 100 ft. south of Queens boulevard, is in a residence district, and Devon place, from Queens boulevard to a point 100 ft. south of Queens boulevard, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 5, 1927 (re Alt. No. 3609-27), reads:

"The erection or extension of a building in a business and residence district for use as a public garage is contrary to Art. 2, Section 4 Zone Law.";

and

WHEREAS, the northerly property (100 ft. by 100 ft. in area) of the building is in the business district and the southerly portion (100 ft. by 50 ft. in area) is in the residence district; the existing garage is non-fireproof, one story in height, having a frontage of 89 ft. 7 in. on Queens boulevard and 150 ft. on Devon place and sets back 10 ft. from the building line on Devon place; it is proposed to extend the first story out to the building line of Devon place for a 100 ft. portion of this frontage and to erect a second story over the entire structure as extended; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant is entitled to relief under section 21 of the building zone resolution; and

WHEREAS, applicant has filed 79 per cent consents of an area deemed affected by the board, being practically in accordance with section 7g of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, April 24, 1928, on certain conditions, and applicant requested an extension of the time limit.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted, only as far as it affects the extension of the building on the Devon place frontage westward 10 ft. or to the building line of Devon place for a depth of 100 ft. and the addition of a story over the whole area, on condition that the facade of building shall be erected in keeping with the existing building, and that the structure shall comply with the requirements

of the building code in all respects; all permits required shall be obtained within three months and all work completed within six months from the date of this action—October 30, 1928.

AREAS FIXED.

(149-28-BZ)

The chairman presented and read a communication from Emil Guterman, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a gasoline service station; premises 261 Potter avenue, north side, 51 ft. east of Second avenue, Astoria, Borough of Queens.

The following area was approved by the board:

Both sides of Potter avenue from a point 100 ft. east of Fourth avenue to a point 400 ft. west of premises in question; both sides of Second avenue; also both sides of Roland avenue from Potter avenue to a point 100 ft. south of Potter avenue; also the east side of Second avenue from Potter avenue to a point 150 ft. north of Potter avenue.

(767-28-BZ)

The chairman presented and read a communication from William F. Doyle, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises 279-285 East 233rd street, Borough of The Bronx.

The following area was approved by the board:

Both sides of East 233rd street from East 234th street to a point 100 ft. east of Katonah avenue; the west side of Katonah avenue from East 233rd street to East 234th street; the south side of East 234th street from Katonah avenue to a point 210 ft. west of Katonah avenue.

(650-28-BZ)

The chairman presented and read a communication from William Holt, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 144-08 to 144-18 91st avenue, Jamaica, Borough of Queens.

The following area was approved by the board:

Both sides of 91st avenue (Carll street) from a point 100 ft. east of 144th place (Vanderbilt avenue) to a point 400 ft. west of premises in question; both sides of 144th place (Vanderbilt avenue) from a point 150 ft. north of 91st avenue (Carll street) to a point 150 ft. south of 91st avenue (Carll street).

(461-28-BZ)

The chairman presented and read a communication from Edward L. Kelly, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises 533-543 Glenmore avenue and 241-245 Van Sicklen avenue, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Glenmore avenue from Miller avenue to a point 400 ft. east of premises in question; also both sides of Van Sicklen avenue from Pitkin avenue to a point 100 ft. north of Glenmore avenue.

(231-28-BZ)

The chairman presented and read a communication from Daniel Campbell, Jr., requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises 97-44 Sutphin boulevard, north side of Liberty avenue from 146th street to Sutphin boulevard, Jamaica, Borough of Queens.

The following area was approved by the board:

Both sides of Liberty avenue and also 101st avenue from a point 100 ft. east of Sutphin boulevard to a

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point 400 ft. west of premises in question, not including the unrestricted district; both sides of Sutphin boulevard from Liberty avenue to a point 400 ft. south of Liberty avenue; also the west side of 146th street from 101st avenue to a point 100 ft. north of 101st avenue.

(531-28-BZ)

The chairman presented and read a communication from Michael E. Pellegrino, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a gasoline service station and also a garage for the storage of more than five motor vehicles; premises 2898-2908 Ocean avenue, southwest corner of Avenue Y, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Ocean avenue from a point 200 ft. north of the northerly line of Avenue Y to a point 400 ft. south of the premises in question; both sides of Avenue Y from Kenmore place to a point 100 ft. west of the westerly side of East 19th street; also the property on the easterly side of East 19th street within 50 ft. of the lot lines of the premises in question.

(714-28-BZ)

The chairman presented and read a communication from William F. Doyle, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a residence district, extending from a business district, the erection and maintenance of a business build-

ing; premises north side of Union Turnpike, 110.16 ft. west of Queens boulevard, Kew Gardens, Borough of Queens.

The following area was approved by the board:

Both sides of Union Turnpike from a point 100 ft. west of Queens boulevard to a point 400 ft. west of the premises in question; the easterly side of Kew Forest lane from Union Turnpike to a point 180 ft. north of Union Turnpike; also all premises located in a residence district and within 50 ft. of the rear lot lines of the premises in question.

(749-28-BZ)

The chairman presented and read a communication from James M. Vincent, requesting the board to fix the area deemed affected and within which to obtain consents for the erection and maintenance of a shop building for the purchasing and weighing of junk, and also nine garages for the storage of nine motor vehicles; premises 366-370 Menahan street, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Menahan street from a point 100 ft. east of St. Nicholas avenue to a point 400 ft. west of premises in question; also the properties at rear and for a distance of 50 ft. on either side of the side lot lines of the premises in question.

Adjourned 2.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 30, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS

308-28-S.

PETITIONER—Seneca Falls Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—16 Murray street and 19 Park place, Manhattan.

APPEARANCES—

For Petitioner: Harry Smith.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 7, 1928, at 2 p. m., on request of petitioner's representative.

508-28-S.

PETITIONER—John J. Gilmartin, for Charles Weisbecker, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—268-270 West 125th street and 267-269 West 124th street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 7, 1928, at 2 p. m., to obtain consent of adjoining owner.

331-28-S.

PETITIONER—Joseph D. Nunan, Jr., for Studebaker Corporation of America, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—988-1000 Dean street and 895 Bergen street, Brooklyn.

APPEARANCES—

For Petitioner: Joseph D. Nunan, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 13, 1928, at 2 p. m., subject to amendment of certificate of occupancy.

529-28-S.

PETITIONER—Gimbel Brothers, Inc., lessee.

SUBJECT—Variation of the labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.

APPEARANCES—

For Petitioner: S. E. Collins.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 13, 1928, at 2 p. m., on request of petitioner's representative.

147-28-S.

PETITIONER—John W. Hahner, for 130 West 30th Street Corp., lessee.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—128-134 West 30th street, Manhattan.

APPEARANCES—

For Petitioner: Harry Smith.

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ACTION OF BOARD—Laid over to November 7, 1928, at 2 p. m., on request of petitioner's representative.

420-28-S.

PETITIONER—Edgar C. Ruwe Realty Corp., owner.
SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—68-72 Washington street and 44 West street, Manhattan.

APPEARANCES—

For Petitioner: A. J. H. Brooks.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 13, 1928, at 2 p. m., on request of petitioner's representative.

1169-27-S.

PETITIONER—Wells & Newton Co., Inc., for the P. R. Mitchell Co., owner.

SUBJECT—Application for reopening—reconsideration, previously denied—re variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—548-550 West 23rd street, Manhattan.

APPEARANCES—

For Petitioner: Frank J. Fee.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and set for hearing November 27, 1928, at 2 p. m.

THE VOTE TO REOPEN—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

319-28-S.

PETITIONER—Julian Roth, for 45th Street and Third Avenue Corporation, owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—235-247 East 45th street, Manhattan.

APPEARANCES—

For Petitioner: Julian Roth.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(319-28-S)

WHEREAS, Julian Roth, for 45th Street and Third Avenue Corp., filed, April 6, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 235-247 East 45th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered March 15, 1928 (N. B. Applic. No. 1-1928), and amended March 20, 1928, reads:

"This amendment is disapproved with the following objection:

"9. Fireproof windows with panes over 720 square inches are unlawful. Sec. 264 Labor Law.";

and

WHEREAS, the building, in course of construction, is fireproof, sixteen stories in height, 150 ft. by 100 ft. 4¼ in. in area; OCCUPIED: showrooms and manufacturing, 110 persons on each story; EQUIPPED with a sprinkler system

and a fire alarm signal system; EXITS: a fire tower; an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use ¼-inch plate glass in the front street windows, the maximum size of glass at first story 9 ft. 2 in. by 16 ft. 2 in., at mezzanine floor 2 ft. 6 in. by 5 ft. 8 in. and at second story 7 ft. 6 in. by 7 ft. 8 in.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the front of the building, first story, on condition that the openings be equipped with approved metal frames and sash, glazed with ¼-inch polished plate glass, and that the requirements of the labor law be complied with in all other respects.

391-28-S.

PETITIONER—L. E. Driver, for New York Dock Company, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—Warehouse No. 57, foot of Montague street, Brooklyn.

APPEARANCES—

For Petitioner: G. A. Eweler.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(391-28-S)

WHEREAS, L. E. Driver, chief engineer, for the New York Dock Co., owner, filed, April 24, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises Warehouse No. 57, foot of Montague street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated March 22, 1928, reads:

"Order No. 34289-LD:

"1. Extend the interior stairway, located at the southeast end of building from the 2nd to 1st story and from the third story to roof as per Sec. 271 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, three stories in height, 51 ft. by 101 ft. 8 in. in area; OCCUPIED: 1st story, storage, 2 persons; 2nd story, repairing bags, 5 persons; 3rd story, repairing bags, 18 persons; EXITS: two interior wooden stairways, the front stairway extending from the first story to roof, the rear (southeast) stairway extending from second to third stories, enclosed in stud partitions covered with ½-inch plaster boards and plastered on both sides, with fireproof doors at openings; a fire escape on the rear of the building having fireproof openings along the course thereof, extending from the third story to roof of one-story garage adjoining at rear, with EGRESS from the termination of the fire escape by means of interior stairway of the adjoining garage; ROOFS of adjoining buildings: 17 ft. lower at east; same level at north and south; and

WHEREAS, the petitioner claims that there are two remote means of exit maintained on the upper stories and three large exit doorways are provided on first story to wharf; furthermore, that the major portion of employees are located on the upper story.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

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549-28-S.

PETITIONER—Morganite Brush Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—3302-3320 Anable avenue, Long Island City, Queens.

APPEARANCES—

For Petitioner: L. A. Heath.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition. THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative: Deputy Chief Martin..... 1

Absent 0

THE RESOLUTION—

(549-28-S)

WHEREAS, Morganite Brush Co., Inc., for A. H. Mills, owner, filed, June 20, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 3302-3320 Anable avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated January 30, 1928 (Order No. 25282-LF), reads:

"Relative to Order No. 25282-LF, re fire drill, you are advised that I am in receipt of a report which shows that the building is protected with an automatic sprinkler system but same does not extend to the northwest stairway at 1st, 2nd and 3rd stories but is only extended to the 4th story of the stairway. At the northeast stairway sprinkler protects the 1st and 4th stories and the 2nd and 3rd stories are unprotected.

"In view of the fact that the stairways are not protected with the sprinkler system and in accordance with Sec. 279, subdiv. 3 of the Labor Law, a fire drill is required.";

and

WHEREAS, the building is fireproof, four stories (56 ft.) in height, 60 ft. 2 in. by 200 ft. in area; OCCUPIED as a brush factory: 1st story, 17 persons; 2nd story, 31 persons; 3rd story, 42 persons; 4th story, 33 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior fireproof stairways, the northwesterly stairway extending from the basement to the fourth story and the northeasterly stairway extending from the basement to the roof, both enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, petitioner contends that to provide the required sprinkler heads within the stairways would necessitate cutting holes in reinforced concrete walls and a larger size of piping back of the heads, and that they are the sole occupants of the building; and

WHEREAS, the premises is substantially in its entirety equipped with two approved interior stairways and standpipe system other than alternate hallways on alternate stairs, the hallways being approved factory exits enclosed in fireproof construction.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that the number of occupants be limited to the capacity of the interior stairways; that the use and occupancy otherwise shall remain substantially unchanged, and that the requirements of the labor law shall be complied with in all other respects.

457-28-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for B. Aronowitz & Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—247-251 Third avenue, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition. THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(457-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for B. Aronowitz Co., Inc., owner, filed, May 18, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 247-251 Third avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 11, 1927 (Order No. 24528-LD), reads:

"1. Extend the interior stairway at the north side of the building to the roof, as per Sec. 271 of the Labor Law.

"2. Arrange fire escape on front of building serving as a required means of egress so that same will conform to Sec. 274 of the Labor Law and the rules of the Board of Standards and Appeals, adopted Feb. 23, 1927.

"Defects noted as follows:

"1. Windows on top story not fireproof.

"3. Connecting stairs not 60 degrees.";

and

WHEREAS, the building is non-fireproof, five stories (56 ft. 6 in.) in height, 63 ft. by 70 ft. in area; OCCUPIED: 1st story, store, office and sheet metal shop, 8 persons; 2nd story, carpenter shop, 3 persons; 3rd and 4th stories, vacant at present; 5th story, sheet metal shop, 12 persons; EXITS: an interior steel risers and treads stairway, extending from the first story to top story (with iron ladder to scuttle in roof), enclosed in wood studs with metal lath and 3/4 inch Portland cement mortar on both sides, with fireproof doors at openings; a fire escape on the front of the building having fireproof openings along the course thereof (excepting on the top story), extending from the top story to the second story balcony, with EGRESS from the termination of the fire escape by means of counter-balanced stair to street; the connecting stairs of the fire escape being set at 68 degrees instead of the required 60 degree angle, there being also a substandard fire escape on the rear of the building; ROOFS of adjoining buildings: south side, same level; north side, two stories lower; and

WHEREAS, petitioner contends that a similar order, No. 79660-LD, issued in 1918 by the fire department, was dismissed due to the fact that a modification of a similar order had previously been granted by the labor department; and

WHEREAS, the building is provided with all required interior exits and one additional exterior approved fire escape on the front of the building.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects subdivisions 1 and 3, item 2, of Order No. 24528-LD, on condition that the use and occupancy remain substantially unchanged; that the occupancy shall not exceed the legal capacity of the approved interior exits, and that the building be not increased in height or area, and denied as to item 1.

1303-27-S.

PETITIONER—James W. Byrnes, for Metal Hose and Tube Co., Inc., owner.

SUBJECT—Application for reopening—reconsideration, previously denied—re variation of labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—253-263 Tillary street and 27-32 Park avenue, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

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For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and granted on condition.

THE VOTE TO REOPEN AND GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(1303-27-S)

WHEREAS, James W. Byrnes, for Metal Hose and Tube Co., Inc., owner, filed, December 16, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 253-263 Tillary street and 27-32 Park avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 29, 1927, reads:

"1. Provide two legal means of exit, in 4 story building No. 27 Park Avenue, said exit to be remote from each other as prescribed by section 270 of the Labor Law.

"2. Provide an interior stairway enclosed in partitions of fireproof material, remote from existing stairway as per Section 270 of the Labor Law in 3 story building known as 27-32 Park Avenue.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 122 ft. 10 in. on Park avenue, 203 ft. 2 in. on Ashland place, 128 ft. 3 in. on Tillary street and a depth of 200 ft. 7 in. across the rear, upon which is located the plant of the Metal Hose and Tubing Co. consisting of a group of one, two, three and four-story interconnected, non-fireproof buildings; the two buildings affected by the order being: a four-story (50 ft. 6 in. high) building (at the northwest corner of the plot) 90 ft. 7 in. by 23 ft. in area: OCCUPIED: 1st story, storage, no persons; 2nd story, foundry core room, 12 persons; 3rd story, drafting room and machine shop, 17 persons; 4th story, private quarters (porter), 1 person; EXITS: a fire escape on the south and easterly (rear) wall of the building with fireproof windows along the course thereof, extending from the roof to the open yard at the center of the plot, with EGRESS from yard through a covered driveway leading to Park avenue; there being, also, protected horizontal exits in the east wall leading to adjoining premises to the east; a three-story (39 ft. 6 in. high) building (at the northeast portion of the premises), having a frontage of 99 ft. 10 in. on Park avenue, 102 ft. 10 in. on Ashland place and an average depth of approximately 25 ft.; OCCUPIED: 1st story, mill room, vulcanizing tubing, 14 persons; 2nd story, hose room, 2 persons; 3rd story, loom room and carpenter shop, 20 persons; EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape at the southwest corner of the easterly wing extending from the main roof to an iron bridge on the roof of the second story building (to the west) and thence to the open yard at the center of the plot, with EGRESS from yard through a covered driveway to Park avenue; there being, also, horizontal exits, protected by fireproof doors leading to adjoining buildings on same plot; and

WHEREAS, petitioner contends that the premises is protected by a sprinkler system with central office connection; that there are siamese connections on each street front; that there is a fire alarm box on the premises; that there is no inflammable oil or-liquid used in the premises; that the articles manufactured are not of a hazardous nature; that the openings between the various buildings are protected by fireproof doors and requests the acceptance of the existing means of egress; and

WHEREAS, this petition was denied by the board at its meeting, May 1, 1928, and the owner, through his present representative, the Croker National Fire Prevention Engineering Co., requested a reopening of the case and proposed to provide a fire escape on the front of the building.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that a party wall 45-degree labor law fire escape be installed on the west end of the Park avenue front, and that the building be not increased in height or area and so long as conditions as to occupancy and use remain substantially unchanged.

APPLIANCES SUBMITTED FOR APPROVAL

427-28-SA.

PETITIONER—American Radiator Company.

SUBJECT—Approval of Arco Metal Pipe.

APPEARANCES—

For Petitioner: M. K. Douglas.

ACTION OF BOARD—Laid over to November 7, 1928, at 2 p. m., on request of petitioner's representative.

443-28-SA.

PETITIONER—William F. Regan, for Kres-Kno Oil Burner Corp., owner.

SUBJECT—Kres-Kno Oil Burner, approval of.

APPEARANCES—

For Petitioner: Francis J. Carneli.

ACTION OF BOARD—Petition placed on reserve calendar, subject to inspection by and report of committee.

515-28-SA.

PETITIONER—Jenkins Bros., owners.

SUBJECT—Jenkins 4-inch swing check valve, approval of.

APPEARANCES—

For Petitioner: Frederick G. Jolly.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on reserve calendar, subject to test and report of fire department.

516-28-SA.

PETITIONER—Jenkins Bros., owners.

SUBJECT—Jenkins 6-inch swing check valve, approval of.

(continued on page 1116)

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

PUBLIC HEARING

PROPOSED AMENDMENTS TO FUEL OIL RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, November 23, 1928, at 2 p. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules.

Matter in *italics* is new. Matter in brackets [] to be omitted.

Rule 1. Definition.

For the purpose of these rules the following terms shall be interpreted in accordance with these definitions.

DISCHARGE LINE shall be the line between the discharge outlet of the pump and the burner oil inlet connection.

FIRM FOUNDATION: A firm foundation is one which will carry the maximum load to which it will be subjected without exceeding the safe bearing capacity of the soil.

FIRE RETARDING MATERIALS:

(a) One-half ($\frac{1}{2}$) inch plaster boards or asbestos board, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or

(b) Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.

FILL LINE is the line between the fill box and the fill pipe connection in the storage tank.

FUEL OIL, any liquid mixture, substance or compound, derived from petroleum, which does not emit an inflammable vapor below a temperature of 125°F. when tested in a Tagliabue open cup tester (Chapter X Article I Code of Ordinance).

GAUGING DEVICE: A means by which the level of the oil in a storage tank may be indicated.

HEATERS: A device for heating fuel oil for the purpose of decreasing the viscosity.

OIL BURNER: A device designed for the purpose of burning fuel oil.

OVERFLOW PIPE: A pipe which conveys by gravity the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

RELIEF VALVE: A valve held shut by a spring or other means to automatically relieve pressure in excess of its setting.

REMOTE CONTROL: A hand, electric or mechanically operated device to the oil supply shut off.

RETURN LINE: A line for the purpose of conveying by-passed oil to a storage tank.

SWING JOINT: A connection made in a pipe line by means of a combination of fittings so that the tank can settle naturally without breaking the line or impairing the efficiency of the connection.

SUPPLY LINE: That portion of the line between the storage tank and the oil pump inlet connection. Where a pump is not used it shall be that portion of the line between Storage Tank and the burner oil inlet connection.

SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.

SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.

[The term "fuel oil" under these rules shall include any liquid or mobile mixture, substance or compound derived

from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

(a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.]

OILS NOT PERMITTED:

Oils derived from or including petroleum that have a flashpoint below a temperature of 125 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

[(d) Where the Use of Grade B Fuel Oil Is Permitted.]

FUEL OIL:

[Grade B] Fuel Oil, within the meaning of these rules, having a flashpoint between 125 degrees and 150 degrees may be used for domestic heating in buildings occupied by not more than two (2) families and in tenement houses and commercial plants. If used in tenement houses or commercial plants, a certificate of fitness for the operator of the plant will be required as per Rule 15.

[(e) Where Grade A oil is used in place of Grade B oil in domestic installations it may be used under the requirements for Grade B installations.]

DEVICES:

[(f)] No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

Rule 2. Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks *except as otherwise provided in these rules.*

Rule 3. General Location of Tanks for Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway and, if practical, tanks shall be placed in a lower position than the roadbed of the subway.

Rule 4. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

[Subdivision A. Grade A Fuel Oil.]

Section 1. Inside of Buildings Above Ground.

(a) *OVER 275 GALLONS CAPACITY.* Where tank cannot be buried as required in subdivision c of this rule,

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storage tanks exceeding 275 gallons capacity, or any part of such tanks, when located above the floor level of the lowest story of any building shall each be placed in an enclosure of inside dimensions of 6 inches greater on all sides than the outside dimensions of the tank. The walls of the enclosure shall be constructed of concrete not less than 6 inches in thickness or 8 inches in thickness of brick masonry. The walls shall be carried up to a height not less than 12 inches above the top of the tank and the space between the tank and the walls and top of the enclosure shall be filled with sand or well tamped earth. Enclosure shall not be constructed until after tank inspection is made.

[(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space between the tank and the walls and roof of the enclosure shall be completely filled with dry upland sand or earth well tamped.]

(b) Not more than one tank shall be placed in an enclosure.

(c) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "d."

(d) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

(e) 275 GALLONS CAPACITY AND LESS. Storage tanks of 275 gallons capacity and less may be installed in the lowest story so that the bottom of tank shall not be more than 2 feet above the burner oil inlet connection. The tank shall be set on and firmly anchored to a concrete or rock base which base shall be equivalent in weight to at least 15 cubic feet of concrete. Not more than one tank shall be permitted for any one building.

(f) OVER 275 GALLONS CAPACITY. Storage tanks exceeding 275 gallons capacity shall be buried below the level of the lowest floor and below the level of the burner oil inlet connection except where the burial of tanks below the level of the burner oil inlet connection is impractical:

(a) by reason of rock or water conditions.

(b) where the bottom of the tank will be below the level of the foundation footing and where the angle of repose cannot be maintained as certified by the Superintendent of Buildings.

Under conditions (a) and (b) a syphon breaking device provided for in these rules shall be used and the tank shall be placed at the lowest practical level. The top of the tank shall be protected by not less than 12 inches of sand or dry earth or 4 inches of concrete. Tanks shall be placed on firm soil and surrounded with soft earth or sand.

[Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its

capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Subdivision A, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of sary to prevent floating, tanks shall be securely anchored. horizontal outline of tanks in all directions. Where neces-

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.]

Section [3] 2. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth (1¼) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter (1¼) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the concrete which shall extend at least one foot beyond the tanks, and in no case less than ten (10) feet from the line cent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter (1¼) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

Section [4] 3. Outside of Buildings Below Ground.

(a) Tanks buried outside of buildings below ground shall have the top of the tanks not less than 2 feet below the surface of the ground and below the level of the burner oil inlet connection to which the tanks may be connected, except where the burial of tanks below the level of the burner oil inlet connection to which the tank may be connected is impractical:

(a) by reason of rock or water condition.

(b) where the bottom of the tank will be below the level of the foundation footing and where the angle of repose cannot be maintained as certified by the Superintendent of Buildings.

Under conditions (a) and (b) a syphon breaking device provided for in these rules shall be used.

[(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with of adjoining property, or the nearest building or adja-

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soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

Subdivision B. Grade B Fuel Oil.

Section 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When not buried and located inside of a building they shall be placed on the lowest floor level and shall be enclosed in four inches of terra cotta or eight inches of approved masonry, and the aggregate capacity of such storage tanks shall not exceed 275 gallons.

(b) Tanks, when buried, shall be placed with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm soil foundation.

(c) Tanks shall be set on firm soil and surrounded with soft earth or sand and shall be completely encased with (6) inches of concrete, where soil conditions require.

(d) Where in the opinion of the Fire Commissioner extreme difference of grade or soil conditions would work a hardship an anti-syphon valve or other mechanical device to prevent syphoning approved by the U. S. Bureau of Standards, Fire Underwriters Laboratories or other laboratory recognized by the Board of Standards and Appeals, may be used.]

Section 4. Capacity.

The total storage capacity of fuel oil with flashpoint between 125 degrees and 150 degrees F. shall not exceed 1,100 gallons.

Rule 5. [Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.]

[Section 1.] Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ($1\frac{1}{2}$) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ($\frac{1}{4}$) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ($1\frac{1}{2}$) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

Rule 5A. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanket-gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ($\frac{1}{2}$) inch in size. The boilers

shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than 1 quart capacity or other equivalent fire extinguishers for extinguishing oil fires.

Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$ in. shell, $\frac{1}{4}$ in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$ in. shell, $\frac{5}{16}$ in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$ in. shell, $\frac{3}{8}$ in. heads.

Tanks over 120 inches in diameter to be of $\frac{3}{8}$ in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used, they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell $\frac{1}{4}$ in. thick, $\frac{5}{8}$ in. diameter rivets $2\frac{1}{4}$ in. pitch.

In shell $\frac{5}{16}$ in. thick, $\frac{5}{8}$ in. diameter rivets $2\frac{3}{8}$ in. pitch.

In shell $\frac{3}{8}$ in. thick, $\frac{3}{4}$ in. diameter rivets $2\frac{1}{2}$ in. pitch.

Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than $\frac{5}{16}$ of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be $\frac{5}{8}$ of an inch in diameter and spaced not more than $2\frac{1}{4}$ inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides

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of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

Section 3. Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be $\frac{1}{4}$ inch and the minimum thickness of roof plates $\frac{1}{8}$ inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than $\frac{3}{16}$ inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For $\frac{3}{16}$ inch heads, $1\frac{3}{4}$ inch flange.

For $\frac{1}{4}$ inch heads, 2 inch flange.

For $\frac{5}{16}$ inch heads, 2 inch flange.

For $\frac{3}{8}$ inch heads, $2\frac{1}{4}$ inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

Rule 7. Tests of Tanks for the Storage of Fuel Oil.

Tanks and piping to burner shall be tested hydrostatically at a pressure, except as otherwise stated, of not less than 10 pounds per square inch. Those parts subjected to a pressure exceeding 10 pounds per square inch shall be tested at a pressure of not less than $1\frac{1}{2}$ times the maximum pressure to which it is subjected. The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. When there is danger of freezing, tanks and piping may be tested with oil provided the installation is complete and the pressure applied at the burner end of the supply line. There shall be no fire or flame in the room or rooms in which the test is being conducted. All tests shall be conducted in the presence of a representative of the Fire Commissioner and shall be continued for thirty minutes.

The contractor shall furnish all the necessary equipment for conducting the tests.

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[Section 1. Inside of Buildings Above or Below Ground or Outside of Buildings Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic or air test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

(c) Tanks when subjected to an air pressure test shall be equipped with a safety relief valve set at not more than 32 lbs. per sq. in., and the air compressor device employed in the air testing of the tank shall be of low pressure type, equipped with an automatic pressure regulator set at not less than 35 lbs.

Section 2. Horizontal Tanks Outside of Building, Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic or air test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic or air test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 or 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.]

Rule 8. Piping for Fuel Oil.

Section 1. Installation of Piping.

(a) Piping shall be run in a substantial and workmanlike manner and provision made for expansion, contraction and settlement. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. Where the top of the tank is below the level of the burner oil inlet connection, the supply line from the tank shall be run above the level of the bottom of the tank so as to prevent syphoning. Cross connections permitting gravity flow from one tank to another are prohibited. All pipes connected to tank except measuring well or gauge pipe shall be provided with double swing joints at tank. All threaded joints shall be made tight with litharge and glycerine or equivalent suitable pipe compound.

[(a) Piping shall be run as directly as practicable without sags, and, except as provided in Rule 11A, e, shall be laid so that where practicable pipes shall pitch toward the

supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.]

Section 2. Type and Material

(a) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ($\frac{1}{2}$) inch inside diameter shall be permitted; except that for Grade B oil $\frac{1}{4}$ -inch diameter pipes may be used.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

Section 3. Tests for Piping. [Grade A.]

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ($1\frac{1}{2}$) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

[Section 3a. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.]

Section 3a. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes, when required, shall be not less than one size larger than supply pipe.

Section 4. Relief Valves.

[(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than $\frac{1}{2}$ in. by $\frac{1}{2}$ in., of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with

PUBLIC HEARING

the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.]

(a) *Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve. The relief line shall be returned to storage tank or to supply line near pump. There shall be no shut-off valves in the relief line.*

(b) *All heaters shall be provided with a relief valve to prevent excessive oil pressure.*

(c) *Relief valves shall be set to discharge at not more than $1\frac{1}{2}$ times the maximum working pressure of the system.*

Syphon Breaking Devices—Syphon breaking devices, where permitted, shall be constructed in such a manner that the admission of air at any point in the supply line will break the syphon. Where installed, such a device shall not be accepted until it has been effectively demonstrated in the presence of a representative of the Bureau of Fire Prevention.

Section 5. Fill Pipes.

(a) *Each tank shall be provided with a separate fill pipe which shall be carried below the discharge line in the tank or otherwise trapped to prevent escape of oil vapor. The fill pipe shall be made up with screwed or flanged fittings securely held in place and shall be oil tight. Each fill pipe shall be provided with a receiver terminal or fill box or casing provided with means for locking and located as remote as practicable from any building opening or subway grating. Where the fill box terminal is below the level of the top of the tanks, the fill pipe shall terminate at the top of the tank; a check valve and a gate valve shall be installed in the fill box terminal (at the tank).*

[(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) The fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) The fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.]

Section 6. Vent Pipes.

(a) An open, galvanized or painted iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ($1\frac{1}{4}$) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direc-

tion of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

Section 7. Return [Pipes] Line from Burners.

Return lines from burners, where [necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank.] *used, shall not be smaller in diameter than the discharge outlet from the pump. They shall be connected into the supply line near the pump or into the storage tank without shut-off valve in the return line. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.*

Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

Rule 9. Valves and Control of Flow for Fuel Oil.

[Subdivision A. Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

Subdivision B. Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) A remote control for shutting off the supply of oil to the burners shall be provided.

(c) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve.]

(a) *In all installations a shut-off valve shall be provided at or on each burner. Where the top of the storage tank is located above the oil inlet connection to the burner at shut-off valve shall be provided in the supply line inside the building as near the tank as practicable.*

(b) *In systems where either steam or air is used for atomizing the oil, the oil and atomizing supply shall be interlocked so that in case of interruption of the atomizing supply, the oil will immediately be cut off.*

Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure

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This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

Rule 10. Oil Level Indicating Device for [Grade A] Fuel Oil.

[A test wall or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.]

(a) Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of fuel oil or vapor. Test wells shall not be permitted in tanks located inside the building. Test wells when located outside the building shall be capped oil tight and kept closed when not in use.

Rule 11. Pumps for Fuel Oil.

[Subdivision A. Grade A Fuel Oil.]

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps, *except as otherwise stated in these rules.*

[Subdivision B. Grade B Fuel Oil.]

[(a)] (f) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(g) *Where a pump is part of a burner unit and is used for atomizing purposes, an additional approved pump may be used without the disconnection of the unit.*

[(b)] Pumps shall be of approved design as described in Rule 11A (a).]

Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.

Where an approved burner unit includes a pump as part of the unit, said pump or burner may be disconnected and used in conjunction with any other approved burner or pump.

A remote control shall be provided whereby the flow of oil to the burner can be stopped and such control shall be located either inside or outside the entrance to the room in which the burner is located and as close to such entrance as practicable.

Installations in which burners are located on different floors of a building and are supplied with oil from the same source, a remote control shall be provided on each floor on which burners are located. This remote control to be such that its operation will stop the flow of oil to all burners on that particular floor, and such control shall be located either inside or outside an accessible entrance to the floor or room containing the burners as close to the entrance as practicable.

The damper shall be so constructed that it cannot completely cut off the passage of the flue gases at any time.

Adequate ventilation at least equivalent to area of the smoke pipe at the point where it enters the flue shall be provided in all rooms in which burners are installed.

Rule 13. General Devices for [Grade A] Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

Rule 15. Operation of Plant Other Than Domestic Installation Using [Grade A] Fuel Oil.

No fuel oil burning plant, *other than domestic installations,* shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

[This certificate of fitness will be required for all Grade A installations, and Grade B installations in dwellings for more than two families and in commercial plants. This requirement as to Grade A installations shall not apply to dwellings of less than three families equipped with Grade B installations using Grade A oil.]

Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil installation shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

Rule 17. Auxiliary Tanks for [Grade B] Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

(d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than the enclosure.

Rule 18. Pilot Light.

Automatic systems unless electrically ignited shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

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Rule 19. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device to be installed may generate.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

Rule 20. Fire Protection [for Grade A and B oil in Domestic Installations] in dwellings, [occupied by not more than two families and in] old [law tenements occupied by three or more families in] and new law tenements, [and in] commercial and industrial plants.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied *exclusively* by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace or boiler shall be covered with approved fire retarding material and the ceiling, except it be of fireproof construction, and within two (2) feet of the top of the furnace or boiler, shall be protected with approved fire retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace or boiler, except that when the top of furnace or boiler is within six (6) inches of a combustible ceiling the ceiling shall be protected with two layers of approved fire retarding material with one inch air space between layers, and any combustible ceiling, partition or other combustible material within nine (9) inches of any smoke pipe shall be covered with approved fire retarding material extending at least one (1) foot beyond each side of the smoke pipe. [In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing fireproof doors.]

(c) In old and new law tenement houses, [or in] commercial and industrial plants [the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard only, and shall be ventilated to the outer air.] of non-fireproof construction the heating apparatus and oil burning device shall be located in an enclosure, the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with any opening therein protected with self-closing fireproof door the sill of which shall be not less than twelve (12) inches above boiler room floor level; and the ceiling of the enclosure if not of fireproof construction shall be protected with approved fire retarding material, except that when the top of the furnace or boiler is within twelve (12) inches of a combustible ceiling,

the ceiling shall be protected with two (2) layers of approved fire retarding material with one (1) inch air space between layers, any vertical openings extending in the boiler room proper to be protected with self-closing fireproof doors and four (4) inch partition of approved fireproof material, said enclosure shall be ventilated to the outer air. Any smoke pipe within eighteen (18) inches of a combustible ceiling, partition, or other combustible material, the ceiling, partition, or other combustible material, shall be protected with approved fire retarding material extending at least one (1) foot beyond each side of the smoke pipe. All vertical openings in old law tenement houses shall be protected in cellar with fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors.

(d) In new law tenement houses, commercial and industrial plants of fireproof construction the heating apparatus and oil burning device shall be located in an enclosure constructed of fireproof material not less than four (4) inches in thickness with any opening therein protected with self-closing fireproof door, said enclosure shall be ventilated to the outer air.

(e) Furnished room houses, boarding houses and non-housekeeping apartments, dormitories and day nurseries and similar occupancies with not more than ten (10) sleeping rooms, also convents, rectories, monasteries and churches, the fire protection shall be the same as that required for dwellings occupied *exclusively* by not more than two families.

(f) Dwellings occupied by not more than two (2) families and stores the occupancy of which is considered hazardous and requires a permit from the fire department, except stores for which a permit is required for the use and operation of soda water fountains, furnished room and boarding houses, non-housekeeping apartments, dormitories, day and night nurseries, with more than ten (10) sleeping rooms and similar occupancies, the fire protection shall be the same as that required for old law tenement houses.

[Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.]

(g) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

Rule 21. Systems Prohibited [Where Grade B Fuel Oil Is Used.]

The use of auxiliary tanks between pump and burner unit of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or force systems, are prohibited. Pressure in storage tanks for the purpose of discharging oil are prohibited.

Rule 22. Use of [Grade A or Grade B] Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner.

WILLIAM E. WALSH, Chairman
WILLIAM J. O'GORMAN, Secretary.

PROGRESS REPORT

DOCKET		DISPOSITION OF CASES	
Cases pending December 31, 1927.....	669	Withdrawn	189
		Dismissed	67
		Denied	238
Cases filed up to October 31, 1928.....	837	Granted	2
		Granted on condition.....	457
		Appliances approved	38
Restored to calendar.....	72	Appliances dismissed, disapproved or withdrawn..	23
		Rules approved	3
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	181	Requests to reopen granted.....	159
		Requests to reopen denied.....	21
Requests to amend.....	35	Requests to amend granted.....	34
		Requests to amend denied.....	0
Requests for modification.....	13	Requests for modification granted.....	10
		Requests for modification denied.....	3
Requests to rescind.....	4	Requests to rescind granted.....	4
		Requests to rescind denied.....	0
Requests for extension of time.....	33	Requests for extension of time granted.....	31
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Requests for extension of permit.....	12	Requests for extension of permit granted.....	11
		Requests for extension of permit denied.....	1
Requests for mechanical installations.....	0	Requests to install granted.....	0
		Requests to install denied.....	0
Requests for approval of plans.....	28	Plans approved.....	27
		Plans disapproved	1
Administrative requests	0	Administrative requests granted.....	0
		Administrative requests denied or withdrawn....	0
Requests for interpretation.....	5	Interpretations	5
		Requests withdrawn or dismissed.....	2
Total	1889	Total	1323
Disposed of.....	1323		
Cases pending October 31, 1928.....	566		

MINUTES

(continued from page 1107)

APPEARANCES—

For Petitioner: Frederick G. Jolly.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on reserve calendar, subject to test and report of fire department.

517-28-SA.

PETITIONER—Jenkins Bros., owners.

SUBJECT—Jenkins 8-inch swing check valve—approval of.

APPEARANCES—

For Petitioner: Frederick G. Jolly.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition placed on reserve calendar, subject to test and report of fire department.

697-28-SA.

PETITIONER—Acme Fire Alarm Co., for C. W. Mitchell, owner.

SUBJECT—Approval of Acme Fire Alarm Signal System.

APPEARANCES—

For Petitioner: C. W. Mitchell.

ACTION OF BOARD—Petition placed on reserve calendar, subject to test and report of fire department.

Adjourned, 4.15 p. m.

WILLIAM J. O'GORMAN, Secretary.

BOARD OF STANDARDS AND APPEALS,

Room 1001, Municipal Building,
New York City.

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CITY OF NEW YORK

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OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, November 2, 1928, 2 p. m.

Minutes of Regular Meeting, November 7, 1928, 10 a. m.

Minutes of Regular Meeting, November 7, 1928, 2 p. m.

Corrections.

Rules for the Testing of Wood.

Appliances Approved.

Reserve Calendar.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, November 13, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, November 20, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to November 7, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
852-28-BZ.....	B.B.M....	122-124 W. 83rd st., Man., N. B. 532-28
851-28-BZ.....	B.B.B....	9721-31 Kings Highway, Bklyn., Applic. 14052-28
850-28-BZ.....	B.B.M....	40-48 E. 41st st., Man., N. B. 510-28
849-28-BZ.....	B.B.B....	97-101 Linden blvd., Bklyn., Applic. 16046-28
848-28-S.....	F.D.....	123 W. 22nd st., Man., L. D. 5185
847-28-A.....	F.D.....	236-242 W. 42nd st., Man., F. D. Order No. 54-A-1920
846-28-BZ.....	B.B.M....	264 Monroe st., Man., Decision
845-28-S.....	B.B.M....	31-41 Van Dam st., Man., Alt 1390-28
844-28-S.....	B.B.M....	234-242 Spring st., Man., N. B. 450-28
843-28-S.....	F.D.....	17-19 W. 45th st., Man., L. D. 36790
842-28-S.....	F.D.....	35-39 W. 35th st., Man., L. D. 20306
841-28-S.....	F.D.....	115-117 W. 27th st., Man., L. D. 42588 & 42589
840-28-BZ.....	B.B.Q....	1040 Cypress Hill st., Glendale, Q., Alt. 1728-28
839-28-BZ.....	B.B.B....	1839-1845 Cropsey ave., Bklyn., Applic. 16879-28
838-28-BZ.....	B.B.Bx...	3041-3051 Webster ave., Bx., N. B. 2080-28

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1192-27-BZ.....	B.B.B....	1756-1764 Bushwick ave., Bklyn., Applic. 18180-27
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CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, NOVEMBER 13, 1928, 2 P. M.

Building Zone Cases.

414-28-BZ.

APPLICANT—McCoey & Conroy, for Sebastiano and Alfred Ragonesi, owners.
PREMISES—1465-1475 Gravesend avenue, east side, 180 ft. north of Avenue M, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

482-28-BZ.

APPLICANT—Herman Levine, for Julia Cameron, owner
PREMISES—403-413 West 124th street, Manhattan.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT, partly in a residence district and partly in a business district, the erection and maintenance of a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

572-28-BZ.

APPLICANT—Abraham Maslanik, owner.
PREMISES—997-1005 Liberty avenue, northwest corner of Euclid avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

585-28-BZ.

APPLICANT—William F. Doyle, for Clover Wet Wash Laundry, owner.
PREMISES—North side of Clark avenue, 100 ft. west of Van Alst avenue, Long Island City, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the alteration and extension in height of a laundry building.

223-28-BZ.

APPLICANT—J. Gerald Shea, substituted for Emil Guterman, for Edward J. Foy, et al., owners.
PREMISES—329-53 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also the installation of a gasoline service station (previously withdrawn).

514-28-BZ.

APPLICANT—Joel D. Marder, for Western Union Telegraph Co., Inc., owner.
PREMISES—56-70 Hudson street, 150-166 West Broadway, 79-97 Thomas street and 2-24 Worth street, Manhattan.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a two times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

189-28-BZ.

APPLICANT—Henry J. Nurick, for Ideal Cleaners and Dyers, Inc., owner.
PREMISES—237-239 Nostrand avenue, east side, 25 ft. north of Kosciuszko street, Brooklyn.
APPLICATION, under section 7a of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of an additional building upon the same lot now, in part, occupied by a dyeing establishment and to be used in connection with such establishment.

214-28-BZ.

APPLICANT—Frank Fredel, for Gerfree Realty Co., owner.

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PREMISES—1338-1350 East 2nd street, west side, 100 ft. north of Avenue M, and 1483-1485 Gravesend avenue, east side, 100 ft. north of Avenue M, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

316-28-BZ.

APPLICANT—McCooley & Conroy, for Salvatore Carvell, owner.

PREMISES—815-821 Classon avenue, east side, 72 ft. 6 in. south of St. Johns place, and 536-544 St. Johns place, south side, 100 ft. east of Classon avenue, Brooklyn.

APPLICATION, under sections 7a, 7e and 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension and also the extension in height of an existing garage for the storage of more than five (5) motor vehicles within a business district.

317-28-BZ.

APPLICANT—McCooley & Conroy, for Michel Holding Corp., owner.

PREMISES—1901-1905 Neptune avenue, northwest corner of West 19th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

392-28-BZ.

APPLICANT—James Kearney, substituted for John J. Buckley, Jr., for O. James Scovell, owner.

PREMISES—Northeast corner of Cross Island boulevard and Hollis avenue, Bellaire, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

897-28-BZ.

APPLICANT—Mary E. Keller, owner.

PREMISES—2684-2692 Coney Island avenue, northwest corner of Desmond court, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

NOVEMBER 13, 1928, 10 A. M.

Appeals from Administrative Orders.

431-28-A—5-7 East 42nd street, Manhattan.

433-28-A—1762-1764 Boston road, southeast corner of East 174th street, The Bronx.

474-28-A—533-545 Fulton street, Brooklyn.

475-28-A—212 West 91st street and 2448-2458 Broadway, southeast corner, Manhattan.

412-28-A—1493-1501 Broadway, Manhattan.

518-28-A—256-258 West 34th street, Manhattan.

535-28-A—186-200 Plymouth street and 199-213 Water street, Manhattan.

539-28-A—354-358 Jackson avenue, The Bronx.

774-28-A—6501-6505 13th avenue, southeast corner of 65th street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 13, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 369-28-BZ—Application, April 19, 1928, under sections 7b and 7c of the building zone resolution, of Charles Kreymborg and Son, applicants, on behalf of Lojo Realty Co., Inc., owner, to permit in a residence district, extending from a business district, the erection of an apartment house with stores on the first story; premises 110-118 East 157th street and 745-759 Gerard avenue, southwest corner, The Bronx.

CAL. NO. 461-28-BZ—Application, May 18, 1928, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Lewol Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 533-543 Glenmore avenue and 241-245 Van Sicklen avenue, northeast corner, Brooklyn.

CAL. NO. 477-28-BZ—Application, May 22, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Roman Catholic Church of The Holy Spirit, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a business building (stores); premises southwest corner of Burnside avenue and Grand Concourse, The Bronx.

CAL. NO. 499-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Farlow Associates, Inc., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Undercliff avenue and West 175th street, The Bronx.

CAL. NO. 500-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Fort Lee Ferry Garage, Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises northwest corner of Bailey avenue and West Kingsbridge road, The Bronx.

CAL. NO. 501-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Patrick J. Murphy, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southwest corner of Cedar avenue and West Tremont avenue, The Bronx.

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CAL. NO. 217-28-BZ—Application, March 10, 1928, under sections 7e and 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Abraham J. Bernstein and Jacob Bernstein, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 1006-1010 Broadway, Brooklyn.

CAL. NO. 547-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of F. Billotto, owner, to permit in a residence district the alteration and conversion of an existing dwelling to a business use (store) on the basement story; premises 3534 Holland avenue, east side, 59.32 ft. north of East 211th street, The Bronx.

CAL. NO. 204-28-BZ—Application, March 6, 1928, under sections 7e and 21 of the building zone resolution, of Philip Tague, applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 167-171 Washington avenue, east side, 80 ft. north of Myrtle avenue, Brooklyn.

CAL. NO. 361-28-BZ—Application, April 18, 1928, under section 21 of the building zone resolution, of 1325 Madison Avenue Corp., applicant and owner, to permit in a residence district the alteration and change of occupancy of part of a building from residence to a business use; premises 341 Lexington avenue, Manhattan.

CAL. NO. 643-28-BZ—Application, July 28, 1928, under section 21 of the building zone resolution, of John J. Curtin, applicant, on behalf of Reylex Corp., lessee (67 year lease), to permit, partly in a one and one-half times height district and partly in a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the building zone resolution; premises 399-413 Lexington avenue, 139-143 East 42nd street and 130-140 East 43rd street, Manhattan.

CAL. NO. 279-28-BZ—Application, March 29, 1928, under sections 7e and 21 of the building zone resolution, of Egan & Ittelson, applicants, on behalf of Stephen-Thouret Holding Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 206-210 West 77th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 13, 1928, 2 P. M.

Petitions for Variations.

425-28-S—207-209 East 120th street, Manhattan.
445-28-S—1489 Park avenue, Manhattan.
543-28-S—48-50 West 21st street, Manhattan.

398-28-S—814-826 Eighth avenue and 246 West 50th street, Manhattan.

591-28-S—1368-1370 DeKalb avenue, Brooklyn.

592-28-S—238 East 47th street, Manhattan.

602-28-S—238-290 Logan street, Brooklyn.

606-28-S—576-582 Eighth avenue, Manhattan.

331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.

529-28-S—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.

420-28-S—68-72 Washington street and 44 West street, Manhattan.

CALL OF CLERK'S CALENDAR TUESDAY, NOVEMBER 20, 1928, 2 P. M.

Building Zone Cases.

203-28-BZ.

APPLICANT—William Koppe, for Tremune Realty Corp., owner.

PREMISES—1801 University avenue, northwest corner of Tremont avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and conversion of occupancy of portion of an apartment building from dwelling to business use (stores).

485-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, substituted for Cohen & Siegel, for Leon Naham, owner.

PREMISES—3561-3567 White Plains road and 670 East 213th street, southwest corner, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

567-28-BZ.

APPLICANT—James W. Byrnes, for John D'Antuono owner.

PREMISES—969-971 Fourth avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the alteration, extension and change of occupancy of a building from garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles.

574-28-BZ.

APPLICANT—John J. Dunnigan, for Edward A. Schil owner.

PREMISES—1339-1343 Jerome avenue, west side, 470 ft south of West 170th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the change of occupancy from garage to a garage, showroom, service station and a motor vehicle repair shop.

589-28-BZ.

APPLICANT—William F. Doyle, for Rita Goldber owner.

PREMISES—1014-1024 Brooklyn avenue, Brooklyn.

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APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

595-28-BZ.

APPLICANT—William F. Doyle, for Hyrose Building Corp., owner.

PREMISES—Southeast corner of Montgomery street and Albany avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house with stores on the first story.

590-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, substituted for Cohen & Siegel, for Leo Silver Co., Inc., owner.

PREMISES—543-549 East Fordham road, north side, 100 ft. east of Bathgate avenue, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, and also within a "B" area district, the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles and the installation of a gasoline service station, also the omission of the rear yard required under the zone resolution.

767-28-BZ.

APPLICANT—William F. Doyle, for Harriet Bailey, owner.

PREMISES—279-285 East 233rd street, The Bronx.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

154-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, substituted for Philip J. Sinnott, for Harry Gillman, owner.

PREMISES—Northeast corner of Van Cortlandt avenue and Orloff avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a store building.

956-27-BZ.

APPLICANT—Henry R. Mygatt, for Stanley Murray, owner.

PREMISES—East side of Jerome avenue, 105.36 ft. north of East 172nd street, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

NOVEMBER 20, 1928, 10 A. M.

Appeals from Administrative Orders.

576-28-A—628-642 Amboy street, northwest corner of East 98th street, Brooklyn.

577-28-A—806-808 Broadway and 104 Fourth avenue, Manhattan.

580-28-A—1 East 57th street, northeast corner of Fifth avenue, Manhattan.

582-28-A—892 Atlantic avenue, Brooklyn.

583-28-A—152 Lawrence street, Brooklyn.

334-28-A—166 East 73rd street, Manhattan.

541-28-A—2866-2870 Third avenue, The Bronx.

365-28-A—50 West 57th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 20, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 360-28-BZ—Application, April 17, 1928, under sections 7e and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Samuel Mazzairell and Angelina Mazzairell, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2303-2311 Gravesend avenue, east side, 121.5 ft. north of Gravesend Neck road, Brooklyn.

CAL. NO. 422-28-BZ—Application, May 4, 1928, under sections 7b, 7c and 21 of the building zone resolution, of A. L. M. Development Corp., applicant and owner, to permit in a residence district, extending from a business district, the erection and maintenance of a theatre building; premises 1817-1819 Avenue M, Brooklyn.

CAL. NO. 523-28-BZ—Application, June 7, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Herman Schlossman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 16806-16808 Union Turnpike, south side, 40.22 ft. east of 168th street (Ackroyd avenue), Hillcrest, Jamaica, Borough of Queens.

CAL. NO. 533-28-BZ—Application, June 12, 1928, under section 21 of the building zone resolution, of John Caldwell Myers, applicant, on behalf of Gilt Edge Corp., owner, to permit in a residence district the erection and maintenance of a building to be occupied as stores on the first story and as dwellings above; premises 2245 Grand Concourse, west side, 97.02 ft. north of East 182nd street, The Bronx.

CAL. NO. 534-28-BZ—Application, June 12, 1928, under section 21 of the building zone resolution, of William H. Bulkley, applicant, on behalf of Joseph A. Palma, owner, to permit in a business district the erection and maintenance of a garage for

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more than five (5) motor vehicles and a gasoline service station; premises 5869 Amboy road, north side, 550 ft. from Foster avenue, Princes Bay, Richmond.

line service station; premises northwest corner of Margaret place (Trotting Course lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

CAL. NO. 546-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Harris Lubelsky, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2810 Westchester avenue, east side, 133.40 ft. north of Middletown road, The Bronx.

CAL. NO. 347-28-BZ—Application, April 14, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Samuel Koff, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1293-1311 Gravesend avenue, northeast corner of Bay Parkway, Brooklyn.

CAL. NO. 548-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Samuel Thau, owner, to permit in a business district the change of occupancy of an existing building to a motor vehicle repair shop; premises 2548 White Plains avenue, The Bronx.

CAL. NO. 738-28-BZ—Application, September 13, 1928, under section 21 of the building zone resolution, of Frank Wall, applicant, on behalf of Southfield Coal and Ice Co., Inc., owner, to permit in a business district the erection and maintenance of silos for the storage and distribution of coal; premises east side of North Railroad avenue, between Liberty and Buel avenues, Dongan Hills, Richmond.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 20, 1928, 2 P. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

379-28-A—1556-1560 Broadway and 157-165 West 46th street, Manhattan.

806-28-A—528-536 Seventh avenue and 200-212 West 39th street, Manhattan.

465-28-A—850 ft. south of Goethal Bridge and 6,000 ft. east of Arthur Kill, Borough of Richmond.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, November 20, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 160-28-BZ—Application, February 24, 1928, under section 21 of the building zone resolution, of Edward J. Bausch, applicant, on behalf of Feinborough Homes, Inc., owner, to permit in a business district the erection and maintenance of a gaso-

CAL. NO. 267-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of Joseph D. Nunan, Jr., applicant, on behalf of I. & D. Realty Corp., owner, to permit in an "E" area and residence district the erection and maintenance of attached private residences omitting the side yard required under the building zone resolution; premises southeast corner of Reeds lane and Coles lane and southeast corner and southwest corner of Central place and Coles lane, Far Rockaway, Borough of Queens.

CAL. NO. 395-28-BZ—Application, April 25, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Weis Buck Garage Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1139 Prospect avenue and 153 Terrace place, northeast corner, Brooklyn.

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

CAL. NO. 211-28-BZ—Application, March 8, 1928, under section 21 of the building zone resolution, of William A. Schroeder, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.

CAL. NO. 108-28-BZ—Application, February 3, 1928, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of 4510 Broadway Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1550 Jerome avenue, east side, 241.79 ft. south of Mount Eden avenue, The Bronx.

CAL. NO. 451-28-BZ—Application, May 17, 1928, under section 21 of the building zone resolution,

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of William F. Doyle, applicant, on behalf of Alexander Ginsburg, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1969-1979 Cropsey avenue and 8796-8818 20th avenue, northwest corner, Brooklyn.

CAL. NO. 394-28-BZ—Application, April 23, 1928, under section 21 of the building zone resolution, of Harry B. Kelter, applicant, on behalf of Max Epstein, owner, to permit in a business district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 16221 Willets Point boulevard and 15-02 Utopia Parkway, southwest corner, Whitestone, Borough of Queens.

CAL. NO. 540-28-BZ—Application, June 15, 1928, under section 21 of the building zone resolution, of J. G. Shea, applicant, on behalf of Arthur T. Doyle and Martin Linsky, owners, to permit the erection of a garage for more than five (5) motor vehicles in a residence district; premises 70-01 36th avenue and 35-41 Kittay street (Sprague street), northeast corner, Woodside, Borough of Queens.

CAL. NO. 406-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Anna Stanaitis, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 53-16 to 53-20 Metropolitan avenue and 301-305 Grandview avenue, northeast corner, Ridgewood, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, NOVEMBER 23, 1928, AT 2 P. M.

SPECIAL MEETING.

Rules.

217-21-SR—Fuel Oil Rules, amendments to.

CALL OF CLERK'S CALENDAR

TUESDAY, NOVEMBER 27, 1928, 2 P. M.

Building Zone Cases.

1256-27-BZ.
APPLICANT—Philip J. Sinnott, for Joseph Testagrose, owner.
PREMISES—37-45 Remsen avenue, east side, 25 ft. 2½ in. south of Earl street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

255-28-BZ.
APPLICANT—William F. Doyle, substituted for Charles Schaefer, Jr., for William A. Taylor Building Co., Inc., owner.
PREMISES—1676-1678 Jerome avenue, east side, 165 ft. north of East 174th street, The Bronx.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

294-28-BZ.
APPLICANT—Arthur M. Spiro and Joseph Spiro, owners.
PREMISES—North side of Great Kills road, 111 ft. west of Amboy road, Great Kills, Borough of Richmond.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a coal yard and coal pockets.

481-28-BZ.
APPLICANT—Joseph A. Walsh, for Inwood Heights Corp., owner.
PREMISES—4728-4734 Broadway, southeast corner of Thayer street, Manhattan.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT the extension, from a business district into a residence district, of a proposed business building.

479-28-BZ.
APPLICANT—Bennett & Koeppel, for Samuel Bikoff, owner.
PREMISES—60-66 89th street, southeast corner of Shore court, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence use and "E" area district the erection, within the 10 ft. setback line, of a side extension to a building.

510-28-BZ.
APPLICANT—Philip Freshman, for Gertrude Holding Corp., owner.
PREMISES—15-23 Bay Ridge avenue, northwest corner of Owl's Head court, Brooklyn.
APPLICATION, under section 7g of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the installation of a gasoline service station.

528-28-BZ.
APPLICANT—Bly & Hamann, for Sara A. Sweedler, owner.
PREMISES—442-452 89th street and 8902 Fifth avenue, southwest corner, Brooklyn.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

542-28-BZ.
APPLICANT—Adele M. Razzetti, owner.
PREMISES—East side of Sedgwick avenue, 292 ft. north of Undercliff avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

628-28-BZ.
APPLICANT—Philip J. Sinnott, for Patrick Hangely, owner.
PREMISES—Southwest corner of Nelson avenue and Macombs road, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a business building for store occupancy.

1192-27-BZ.
APPLICANT—Henry J. Nurick, for Louis Del Gaudio, owner.

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PREMISES—1756-1764 Bushwick avenue, southeast corner of Fanchon place, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

604-28-BZ.

APPLICANT—McCooey & Conroy, for Mosca Realty Corp., owner.
PREMISES—5001-5027 Kings Highway, southwest corner of Glenwood road, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

647-28-BZ.

APPLICANT—William F. Doyle, for Golran Realty Corp., owner.
PREMISES—376 East 184th street, west side, 356.49 ft. southeast of Tiebout avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

657-28-BZ.

APPLICANT—Albert Conway, for Second Mortgage Securities Corp., owner.
PREMISES—1106-1108 Eastern Parkway, south side, 45 ft. west of Utica avenue, Brooklyn.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT the extension, from a business district into a residence district, of a proposed business building.

NOVEMBER 27, 1928, 10 A. M.

Appeals from Administrative Orders.

- 285-28-A—415-423 Ovington avenue, Brooklyn.
- 588-28-A—617-619 West 181st street, Manhattan.
- 607-28-A—Southwest corner of Queens boulevard and Van Pelt avenue, Long Island City, Borough of Queens.
- 611-28-A—411-413 Fifth avenue, Manhattan.
- 613-28-A—270 West 126th street, Manhattan.
- 649-28-A—520-522 West 24th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 27, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 133-28-BZ—Application, February 10, 1928, under sections 7e and 21 of the building zone resolution, of 340 West 57th Street Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 229-235 East 85th street, Manhattan.

CAL. NO. 393-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of Charles M. Carnelli, applicant, on behalf of Catherine Geoghegan, owner, to permit in a residence district the change of occupancy from a storage

warehouse to a wet wash laundry; premises 404 13th street, south side, 147.50½ ft. east of Seventh avenue, Brooklyn.

CAL. NO. 256-28-BZ—Application, March 23, 1928, under section 21 of the building zone resolution, of Philip Steigman, applicant, on behalf of Leviathan Holding Co., Inc., owner, to permit in a residence district the alteration and change of occupancy of the first story of an apartment house from dwelling use to stores; premises 1601 University avenue, northwest corner of West 174th street, The Bronx.

CAL. NO. 384-28-BZ—Application, April 23, 1928, under section 7a of the building zone resolution, of John Morrison and Marie Morrison, applicants and owners, to permit in a residence district the alteration and extension in area and height of a dry cleaning factory building; premises 2737 27th street, east side, 186 ft. north of 30th avenue (also known as 20 Cooper street), Astoria, Borough of Queens.

CAL. NO. 470-28-BZ—Application, May 21, 1928, under section 21 of the building zone resolution, of Alfred McCoy, applicant, on behalf of Anna McCoy, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Rockaway boulevard and 149th street, South Ozone Park, Borough of Queens.

CAL. NO. 526-28-BZ—Application, June 8, 1928, under sections 7f and 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of Stefano Lopicollo, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Nassau boulevard and 174th street, Flushing Heights, Borough of Queens.

CAL. NO. 575-28-BZ—Application, June 27, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Masonry Waterproofing Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 299-325 Herkimer street, Brooklyn.

CAL. NO. 660-28-BZ—Application, August 9, 1928, under sections 7g and 21 of the building zone resolution, of Benjamin Driesler, Jr., applicant, on behalf of Realty Associates, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 130-138 Brighton Beach avenue, south side, 110.8 ft. west of Calm street, Brooklyn.

CAL. NO. 553-28-BZ—Application, June 21, 1928, under sections 7b and 21 of the building zone resolution, of J. W. Cytryn, applicant, on behalf of Cono Liguori, owner, to permit the extension, from an unrestricted district into a residence district, of a proposed extension to an existing laundry building; premises 224 Essex street and 3031-3033-3037 Atlantic avenue, northwest corner, Brooklyn.

CALENDAR

CAL. NO. 578-28-BZ—Application, June 28, 1928, under section 7c of the building zone resolution, of Kleinert & Klie, applicants, on behalf of Florence Cohn, owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 1419-1423 Broadway, east side, 40 ft. south of Woodbine street, Brooklyn.

CAL. NO. 1059-26-BZ—Application, December 30, 1926, reopened by the board on September 18, 1928, under section 21 of the building zone resolution, of The John C. Wandell Co., applicant, on behalf of Sara G. Thomas, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 153-10 to 153-16 Kissena road, northwest corner of West avenue, Flushing, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 27, 1928, 2 P. M.

Petitions for Variations.

- 1169-27-S—548-550 West 23rd street, Manhattan.
- 610-28-S—332 East 48th street, Manhattan.
- 634-28-S—142-154 East 32nd street, Manhattan.
- 646-28-S—396 15th street, Brooklyn.
- 581-28-S—88 Chambers street, Manhattan.
- 147-28-S—128-134 West 30th street, Manhattan.
- 308-28-S—19 Park place and 16 Murray street, Manhattan.
- 508-28-S—268-270 West 125th street and 267-269 West 124th street, Manhattan.
- 559-28-S—131-133 Lee avenue, Brooklyn.
- 623-28-E—28-30 Cooper square, Manhattan.
- 674-28-S—40 East Broadway, Manhattan.
- 675-28-S—94 Chambers street, Manhattan.

Appliances Submitted for Approval.

- 593-28-SA—Celite—for use with Cement, approval of.
- 594-28-SA—Sil-O-Cel Heat Insulating Brick, approval of.
- 620-28-SA—United States Oil Burner, approval of.
- 663-28-SA—Dist-O-Matic Oil Burner, approval of.

DECEMBER 4, 1928, 10 A. M.

Appeals from Administrative Orders.

- 566-28-A—429-435 East 23rd street, Manhattan.
- 655-28-A—2840 Atlantic avenue, Brooklyn.
- 644-28-A—62 West 47th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 4, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 335-28-BZ—Application, April 11, 1928, under section 21 of the building zone resolution, of S. Robert Putterman, applicant, on behalf of Celia Rosoff, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 516-522 Sheepshead Bay road, southeast corner of West 5th street, Brooklyn.

CAL. NO. 337-28-BZ—Application, April 12, 1928, under section 21 of the building zone resolution,

of Emil Guterman, applicant, on behalf of William J. Shuttleworth, owner, to permit in a business district the change of occupancy of an existing five (5) car garage to a motor vehicle repair shop; premises southwest corner of Liberty avenue and Redding street, Woodhaven, Borough of Queens.

CAL. NO. 405-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution, of David L. Malbin, applicant, on behalf of Pasquale Sabbarese and Antonetta Sabbarese, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 387 Hawthorne street, Brooklyn.

CAL. NO. 426-28-BZ—Application, May 7, 1928, under section 21 of the building zone resolution, of Herman Gainsboro, applicant, on behalf of Hargain Construction Corp., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises south side of Northern boulevard, 468.53 ft. east of 159th street, Flushing, Borough of Queens.

CAL. NO. 568-28-BZ—Application, June 25, 1928, under section 21 of the building zone resolution, of Thomas Moore, applicant, on behalf of Axel L. Anderson, owner, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story; premises 226 East 31st street, Brooklyn.

CAL. NO. 573-28-BZ—Application, June 27, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Charles J. Breitenbach, owner, to permit in a residence district the erection and maintenance of an extension to an existing bakery building; premises 661 East 161st street, north side, 100 ft. west of Trinity avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 11, 1928, 10 A. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 11, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 386-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of Julius Eckman, applicant, on behalf of Jack M. Hoffman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises west side of Flatbush avenue, 120 ft. south of Avenue R, Brooklyn.

CAL. NO. 387-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of Julius Eckman, applicant, on behalf of Stollkester Holding Co., owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises 1445-1455 East 29th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY AFTERNOON, NOVEMBER 2, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.

RULES

217-21-SR.

PETITIONER—Greater New York Oil Heating Association.

SUBJECT—Fuel Oil Rules—Amendments to—
APPEARANCES—

For Petitioner: Kenneth S. Purdy, F. F. Lewis,
A. G. Kaufman, M. J. Sage, Wm. B. White,
R. W. Cavanaugh, Thomas Teuchman, G.

H. Hallock, Harold Michel, Wm. Porter,
Geo. Woehrlin.

For Administration: Inspectors Carroll and
Michaels of fire department.

ACTION OF BOARD—General revision of its previous
action on the rules. Rule 1, definition of domestic,
commercial and industrial installations. Rule
4, referred to Inspector Michaels of fire department
for revision of provisions as to 275 gallon
tank. Rule 20, referred to Inspectors Michaels
and Carroll of fire department for revision..
Laid over to November 23, 1928, at 2 P. M.

Adjourned: 5:15 P. M.

WILLIAM J. O'GORMAN, *Secretary*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY MORNING, NOVEMBER 7, 1928.

Present: Chairman Walsh, Commissioners Connell,
Holland and Guilfoyle.

The minutes of the Special Meeting of the board, held
on Friday afternoon, October 26, 1928, the minutes of
the regular meeting of the board, held on Tuesday morning,
October 30, 1928, and the minutes of the regular
meeting of the board, held on Tuesday afternoon, October
30, 1928, were approved as printed in the Bulletin
No. 45, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS
379-28-A.

APPELLANT—Samuel Rosenblum, for Bond Stores,
Inc., lessee.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—1556-1560 Broadway and
157-165 West 46th st., Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 20th
1928 at 2 P. M. on request of appellant.

531-27-A.

APPELLANT—Norwood Gardens Realty Corp., for
Amelia Ring, et al., owners.

SUBJECT—Application for reopening—modification of
resolution—re appeal from orders of the fire
commissioner.

PREMISES AFFECTED — 424-430-434-436-440-442
Sixth avenue, Astoria, Queens.

APPEARANCES—

For Appellant: Arthur B. Levis.

ACTION OF BOARD—Request to reopen denied.
THE VOTE TO REOPEN—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

532-27-A.

APPELLANT—Norwood Gardens Realty Corp., for
Fay Josefberg, et al., owners.

SUBJECT—Application for reopening—modification of
resolution—re appeal from orders of the fire
commissioner.

PREMISES AFFECTED—412-416-418-432-436-440 and
450 Seventh avenue, Astoria, Queens.

APPEARANCES—

For Appellant: Arthur B. Levis.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

533-27-A.

APPELLANT—Norwood Gardens Realty Corp., for
Rudolph Kosik, et al., owners.

SUBJECT—Application for reopening—modification of
resolution—re appeal from orders of the fire
commissioner.

PREMISES AFFECTED—405-407-411-417-441-445 and
447 Seventh avenue, Astoria, Queens.

APPEARANCES—

For Appellant: Arthur B. Levis.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

614-28-A.

APPELLANT—Todd Dry Dock Engineering & Repair
Corp., for Gould Mesereau Co., owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—189-191 Lexington avenue,
Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written
request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle...	4
Negative	0
Absent: Chief Kenlon.....	1

345-28-A

APPELLANT—Turner & Bowden, for Co-Operators
Construction Co., owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—8-14 Mitchell place, Man-
hattan.

APPEARANCES—None.

MINUTES

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle... 4
Negative 0
Absent: Chief Kenlon..... 1

303-28-A.

APPELLANT—Celto Realty Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—58-72 Wallabout street, Brooklyn.

APPEARANCES—

For Appellant: O. Grant Esterbrook.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(303-28-A)

WHEREAS, Celto Realty Corp., owner, filed, April 3, 1928, an appeal from an order of the fire commissioner, affecting premises 58-72 Wallabout street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated July 5, 1927 (Order No. 24162-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs, placed within main stairway enclosure.");

and

WHEREAS, the building is non-fireproof, two stories in height, 228 ft. by 100 ft., about 22,000 sq. ft. in area; OCCUPIED as a planing and sawing mill, 3 persons on each story; and

WHEREAS, the appellant claims that the building is easily accessible from two streets; that it would require an unreasonable amount of piping to comply with the order; that there are no water mains in the street in front of the premises; furthermore, the appellant contends that the fire commissioner's order, No. 23162-F, is unenforceable.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the premises shall be equipped throughout with an approved sprinkler system; that the buildings shall be not increased in height or area, and that the occupancy and use shall remain substantially unchanged.

328-28-A.

APPELLANT—James P. Whiskeman, for Vincent Astor, owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—560-562 Broadway, Manhattan.

APPEARANCES—

For Appellant: James P. Whiskeman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(328-28-A)

WHEREAS, James P. Whiskeman, for Vincent Astor, owner, filed, April 9, 1928, an appeal from an order of

the fire commissioner, affecting premises 560-562 Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 2, 1926 (Order No. 4882-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½" regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure.";

and

WHEREAS, the building is non-fireproof, six stories (88 ft. 6 in.) in height, 39 ft. 8 in. fronting on Broadway, extending 200 ft. through the block, with 54 ft. 9 in. fronting on Crosby street, about 9,400 sq. ft. in area; OCCUPIED: 1st story, store; 2nd and 3rd stories, sale of straw goods; 4th story, blouse cutting; 5th story, shirt mail orders; 6th story, shirt cutting; 10 persons on each story; and

WHEREAS, the appellant claims that the building is only 87 ft. in height at the Broadway end; that the building is equipped with a modern sprinkler system; that there are two openings, 5 ft. in width, protected with fire doors on each side, at each story, except the third story, leading to adjoining building at north; furthermore, the appellant contends that the occupancy is non-hazardous and the exits are adequate; and

WHEREAS, these and the adjoining premises immediately to the north are in the same and single ownership and connected on all but the second and third stories with two horizontal openings on each floor properly protected, the northerly building is equipped with a standpipe system, and the building in question is equipped with a sprinkler system.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the building shall be not increased in height, area or dimension, and that the existing sprinkler, the occupancy and use shall remain substantially unchanged.

228-28-A.

APPELLANT—Daniel J. McParland, for 805 St. Marks Garden Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.
PREMISES AFFECTED—805-821 St. Marks avenue, Brooklyn.

APPEARANCES—

For Appellant: Charles H. Young.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(228-28-A)

WHEREAS, Daniel J. McParland, for 805 St. Marks Avenue Corp., owner, filed, March 14, 1928, an appeal from an order of the fire commissioner, affecting premises 805-821 St. Marks avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated September 23, 1926 (Order No. 5446-LC), reads:

"5. Install a 4" standpipe line in accordance with the requirements of Sec. 581, Building Code and F. D. Plan 1808-25. Plans and specifications to be filed with and approved by the Fire Department before work of installing standpipe is commenced.";

and

WHEREAS, the building is non-fireproof, six stories (64 ft. 6 in.) in height, 169 ft. by 103 ft., about 12,000 sq. ft. floor area; OCCUPIED as a tenement house; a fuel oil burning system having been installed consisting of a 5,000-gallon tank, buried outside, and connected by piping to oil burners located in the boiler room at cellar story; and

MINUTES

WHEREAS, the appellant claims that the bureau of buildings does not require the installation of standpipes in tenement houses; that the building is subdivided by fire walls into floor areas less than 10,000 sq. ft.; that the building is equipped with fire appliances required by the fire department; furthermore, the appellant contends that the exits are adequate; and

WHEREAS, the structure was erected under approval of plans by the tenement house commissioner and superintendent of buildings and occupied under certificate of occupancy in force by the tenement house commissioner, the order is predicated on the substitution of fuel oil installation; and

WHEREAS, the building exceeds by a slight area the requirements as to standpipe regulations.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the fuel oil burning equipment shall be installed, operated and maintained in strict compliance with the fuel oil rules of the board of standards and appeals, and that the building shall be not increased in height or area.

1217-27-A.

APPELLANT—Reliance Fireproof Door Company, owner.

SUBJECT—Application for reopening—amendment of resolution—re appeal from order of fire commissioner.

PREMISES AFFECTED—19-37 Norman avenue, 65-71 Dobbin street and 173-179 Banker street, Brooklyn.

APPEARANCES—

For Appellant: Jacob C. Rapperport.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle...	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1217-27-A)

WHEREAS, Reliance Fireproof Door Co., for Jassmir Corp., owner, filed, November 17, 1927, an appeal from an order of the fire commissioner, affecting premises 19-37 Norman avenue, 65-71 Dobbin street and 173-179 Banker street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated November 1, 1927 (Order No. 28096-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the building is non-fireproof, one story in height, with a frontage of 99 ft. 8 in. on Dobbin street, 125 ft. 5 in. on Banker street and 200 ft. on Norman avenue; OCCUPIED for the manufacture of steel doors; EQUIPPED with an approved sprinkler system; and

WHEREAS, the appellant contends that the building faces on three streets, sets back 10 ft. on the easterly side and 65 ft. on the westerly side from adjoining buildings and that there is no cellar except the 13 ft. by 15 ft. fireproof boiler room with access from the street only and that there is no wood used in the manufacture and that fire buckets are evenly distributed; and

WHEREAS, the structure on this plot known as 19-37 Norman avenue is but one story in height, equipped with a street connection sprinkler system and the industrial operation is limited to the manufacture and assembling of steel doors and steel door frames; and

WHEREAS, this appeal was granted by the board at its

meeting, April 17, 1928, on a certain description of the building, and appellant requests a reopening of the case and a correction of this description, the building having a frontage of 125 ft. 5 in. on Banker street instead of 104 ft. 8 in., which correction was permitted by vote of the board.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height, area or dimension and shall be equipped throughout with an approved one-source wet sprinkler system with street main connection, and granted only as long as conditions as to operation and use remain unchanged.

BUILDING ZONE CASES.

211-28-BZ.

APPLICANT—William A. Schroeder, owner.

SUBJECT—Application (re decision of the supt. of bldgs.) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—North side of Braddock street (Rocky Hill road), 155 ft. East of 244th street, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: William A. Schroeder.

For Opposition: None.

ACTION OF BOARD—Laid over to November 20, 1928, at 2 p. m., to check consents filed at this hearing.

395-28-BZ.

APPLICANT—William F. Doyle, for Weis Buck Garage Co., Inc., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1139 Prospect avenue and 153 Terrace place, Northeast corner, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Benjamin W. Schwartzberg, Milton Berliner, Mrs. Emma Black.

ACTION OF BOARD—Laid over to November 20th, 1928, at 2 p. m., to include determination of superintendent of buildings.

451-28-BZ.

APPLICANT—William F. Doyle, for Alexander Ginsburg, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1969-1979 Cropsey avenue and 8796-8818 20th avenue, Northwest corner, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Murray M. Cowen.

ACTION OF BOARD—Laid over to November 20th, 1928, at 2 p. m., on request of applicant.

394-28-BZ.

APPLICANT—Harry B. Kelter, for Max Epstein, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station and a motor vehicle repair shop.

MINUTES

PREMISES AFFECTED—16221 Willets Point boulevard and 15-02 Utopia Parkway, Southwest corner, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Harry B. Kelter.
For Opposition: C. C. Miller.

ACTION OF BOARD—Laid over to November 20th, 1928, at 2 p. m., on request of applicant.

540-28-BZ.

APPLICANT—J. G. Shea, for Martin Linsky and Arthur T. Doyle, owners.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit the erection of a garage for more than five (5) motor vehicles in a residence district.

PREMISES AFFECTED—70-01 36th avenue and 35-41 Kittay street (Sprague street), Northeast corner, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Edward F. Fox.
For Opposition: Mrs. Yeman.

ACTION OF BOARD—Laid over to November 20th, 1928 at 2 P. M. on request of applicant's representative.

607-24-BZ.

APPLICANT—Croker Nat'l. Fire Prev. Eng. Co., for Mrs. Inda E. Paper, new owner, substituted for John DeHart for Anna Krudener, owner.

SUBJECT—Application for reopening—extension of temporary permit—re application (order of fire commissioner) to permit in a residence district the maintenance of a garage for the storage of three (3) pleasure motor vehicles, three (3) spaces rented to persons not residing on the premises.

PREMISES AFFECTED—2377 Tiebout avenue, The Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.
For Opposition: None.

ACTION OF BOARD—Request to reopen denied.

THE VOTE TO REOPEN—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

1192-27-BZ.

APPLICANT—Henry J. Nurick, for Louis Del Gaudio, owner.

SUBJECT—Application for reopening—restoration to calendar—re application (re: decision of the supt. of bldgs.) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously dismissed for lack of prosecution).

PREMISES AFFECTED—1756-1764 Bushwick avenue, Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.
For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call November 27, 1928, at 2 P. M.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle...	4
Negative	0
Absent: Chief Kenlon.....	1

441-28-BZ.

APPLICANT—Corn-Kelly Corp., owner.

SUBJECT—Application (re decision of the supt. of bldgs.) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—501-529 avenue "P," North side of avenue "P", between East 5th street and Ocean Parkway, Brooklyn.

APPEARANCES—

For Applicant: William F. Kelly.
For Opposition: Emanuel Schwach, Samuel Siegel, Charles Webber.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle.....	1
Negative: Chairman Walsh, Commissioners Connell and Holland.....	3
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(441-28-BZ)

WHEREAS, Corn-Kelly Corp., owner, filed, May 12, 1928, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline service station; premises 501-529 Avenue P, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 7, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Avenue P, Ocean Parkway and East 5th street are in a residence use district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 25, 1928 (re App. No. 6029-28), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 3. The erection of a rest room building and the installation of a gasoline service station in a residential district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 250 ft. on Avenue P, 11 ft. 8 in. on East 5th street and 83 ft. 11 in. on Ocean Parkway, upon which it is proposed to erect a small one-story office and rest room and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

460-28-BZ.

APPLICANT — James W. Byrnes, for Reuben Schwartzberg, owner.

SUBJECT—Application (re decision of the supt. of bldgs.) under section 21 of the building zone resolution, to permit in a business district the change of occupancy of an existing garage for the storage of five (5) motor vehicles to a motor vehicle repair shop.

PREMISES AFFECTED—1073 Willoughby avenue, Brooklyn.

APPEARANCES—

For Applicant: James W. Byrnes.
For Opposition: L. F. Piazza.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle...	4
Negative	0
Absent: Chief Kenlon.....	1

MINUTES

THE RESOLUTION—

(460-28-BZ)

WHEREAS, James W. Byrnes, for Reuben Schwartzberg, owner, filed, May 18, 1928, an application, under the building zone resolution, to permit in a business district the change of occupancy of an existing garage for the storage of five (5) motor vehicles to a motor vehicle repair shop; premises 1073 Willoughby avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 7, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Willoughby avenue, Starr street, Central avenue and Wilson avenue are all in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 3, 1928, reads:

"Proposition as to change in occupancy of a five car garage in a business district to an automobile repair shop not permitted under Building Zone Resolution, Art. 2, Section 4, Par. 29, and in conjunction with Sec. 6a. Therefore application denied for proposed change to a prohibited use in a business district."

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 21 ft. 4 in. and a depth of 50 ft.; to be occupied as a motor vehicle repair shop; and

WHEREAS, the premises are now occupied by a five-car garage under permit now in force; and

WHEREAS, the applicant proposes only such minor repair work incidental to the conduct and operation of a garage.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the repair work conducted on these premises shall be restricted to that of manual operation; that there shall be no open forges, furnaces or machinery, other than a one-half horse power electric drill, and that all permits shall be obtained within three months and any work involved thereby shall be completed within six months from the date of this action.

435-28-BZ.

APPLICANT—Edward P. Doyle, James P. Walsh, owner and for Pancliff Holding Corp., lessee. (63 year lease).

SUBJECT—Application (re decision of the supt. of bldgs.) under sections 21 and 7c of the building zone resolution, to permit in a residence district extending from a business district the alteration and conversion of a dwelling into a store and dwelling.

PREMISES AFFECTED—141 West 69th street, Manhattan.

APPEARANCES—

For Applicant: Edward P. Doyle.

For Opposition: Joseph L. Morse.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle...	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(435-28-BZ)

WHEREAS, Edward P. Doyle, for James P. Walsh, owner, filed, May 9, 1928, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the alteration and conversion of a dwelling into a store and a dwelling; premises 141 West 69th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 7, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Broadway is in a business district; West 69th street, from a point 100 ft. east of Broadway to a point 100 ft. west of Columbus avenue, is in a residence district, and Columbus avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 27, 1928 (re App. No. 2034-1927), reads:

"No. 12. Business in a residence district unlawful.

Art. 2, Sec. 3, Building Zone Resolution. Reconsideration denied."

and

WHEREAS, the building is of non-fireproof construction, five stories in height, with a frontage of 17 ft. and a depth of 100 ft. 5 in.; to be occupied as a store with dwellings above; approximately three-fourths of the rear portion of the building is in the residence district and the remaining front portion is in the business district; it is proposed to maintain the store (restaurant) on the first story of the building and to use the upper stories as non-housekeeping apartments; and

WHEREAS, the board is empowered under the provisions of section 7, subdivision c, to grant a variation under these circumstances; and

WHEREAS, the board deems that it would be a hardship under section 21 of the building zone resolution to deny the application.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only as far as it affects the first story, street grade, for the use and conduct of any retail business, *on condition* that there shall be no manufacturing of any nature or description conducted on the premises and that the entire premises above the first story shall be restricted to conforming dwelling occupancy; that there shall be no advertising signs hung or displayed, other than flat wall signs or fixed lettering on the show windows, which shall be limited to the first story; that all permits required shall be obtained within six months and all work involved completed within one year from the date of this action.

231-28-BZ.

APPLICANT—Daniel Campbell, Jr., for James Macbeth, owner.

SUBJECT—Application (re decision of the supt of bldgs.) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—97-44 Sutphin boulevard, north side of Liberty avenue from 146th street to Sutphin boulevard, Queens.

APPEARANCES—

For Applicant: Daniel Campbell, Jr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle...	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(231-28-BZ)

WHEREAS, Daniel Campbell, Jr., for James Macbeth, owner, filed, March 15, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station;

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premises 97-44 Sutphin boulevard, north side of Liberty avenue, from 146th street to Sutphin boulevard, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 7, 1928, after dues notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sutphin boulevard, Liberty avenue and 146th street are in business and unrestricted districts; and

WHEREAS, the decision of the superintendent of buildings, rendered February 25, 1928 (re N. B. 558-28), reads:

"The erection of a gasoline station within a BUSINESS DISTRICT is prohibited by the Zone Law.";

and
WHEREAS, it is proposed to erect a frame office, 16 ft. by 20 ft., bury eleven 550-gallon tanks, erect eleven pumps and two safety lifts for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the application has been made under the principle of section 7, subdivision g; and

WHEREAS, the property embraces a triangular plot lying in the center of three public highways; and

WHEREAS, the application is supported by more than 96 per cent of the property owners deemed affected within the area fixed by the board.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the use, operation and conduct of the premises as a gasoline service station shall be restricted to and confined within the property lines; that there shall be a concrete curbing not less than 12 inches in height above grade installed on the building line on all street fronts; that the vehicular entrances, not more than two of which shall be placed on Sutphin boulevard, not more than two on 146th street and not more than two on Liberty avenue, shall be restricted to a width not exceeding 10 ft.; that there shall be incorporated at the triangle formed by the intersection of 146th street and Sutphin boulevard a concrete platform not less than 12 inches in height for a distance not less than 25 ft. southeasterly from the intersection; that the proposed building for the accommodation and service of operators and patrons shall not exceed a height of one story and shall be finished with white enameled brick with dark brick trim, Spanish type tile or variegated slate roof; that any advertising displayed shall be restricted to the illuminated glass globes on the gasoline pump and flat wall signs on proposed building, and that all permits shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

159-28-BZ.

APPLICANT—William F. Doyle, for Hyman Chipkin and Myer Chipkin, owners.

SUBJECT—Application for reopening—modification of resolution—re application (decision of the superintendent of buildings) under sections 6, 7, a, b, e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five (5) horses to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED — 796-804 Park avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative:— Chairman Walsh, Commissioners Connell, Holland and Guilfoyle... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(159-28-BZ)

WHEREAS, William F. Doyle, for Hyman Chipkin and Meyer Chipkin, owners, filed, February 24, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five horses to a garage for the storage of more than five motor vehicles; premises 796-804 Park avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 25, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Park avenue is in a business district; Throop avenue is in a business district, and Floyd street is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered February 24, 1928 (re Plan No. 327-1928), reads:

"1. Garage for more than five cars and repair shop may not be extended being situated in a business district. Sec. 6, Building Zone Resolution.";

and

WHEREAS, the decision of the superintendent of buildings, rendered October 29, 1928 (App. No. 18049-28), reads:

"The following objections have been filed by the examiners:

"Public garage for more than five cars in a business district is contrary to the Building Zone Resolution, Art. II, 4 (15) and is hereby denied.";

and

WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 25 ft. and a depth of 100 ft.; to be occupied as an auto repair shop for the purpose of conducting a garage business within a business district; and

WHEREAS, the board is authorized, under section 7, subdivision e, of the rules of exception of the building zone resolution, and the application is supported by documentary proof that the appeal comes within the purview of this rule of exception; and

WHEREAS, this application was originally based on decision of the fire commissioner; and

WHEREAS, the applicant has since filed the objection of the bureau of buildings, which objection is incorporated herein.

Resolved, that the board of standards and appeals does hereby *affirm* its action of October 25, 1928, so far as use and occupancy are concerned, and does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the height of the building shall not exceed a mean average height of 26 ft. above grade, without rear yard; that the rear and gable walls shall be unpierced throughout their entire height and length; that any ramp installed shall set back from the building line not less than 10 ft.; that the front elevation shall be finished with light-colored face brick, architectural terra cotta or natural stone trim; that any gasoline storage equipment shall be installed approximately in the center of the building at the street front; that there shall be no portable gasoline pumps maintained or operated on the premises; the vehicular openings shall be limited to a width not exceeding 9 ft. in the clear; that there shall be but one sign permitted, a projecting electric sign, indicating the name and title of the business conducted on the premises; there shall be no other advertising signs or display permitted; that any skylights installed shall be glazed with plain glass, having wire guards

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above and below; that the building shall be erected in strict accordance with the requirements of the building code in all respects; that all permits required shall be obtained within six months and all work involved completed within one year from the date of this action.

1126-27-BZ.

APPLICANT—Edward Hoffman, for Pauline Brickman, owner.

SUBJECT—Application for reopening—ext. of time to produce permits—re application (decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1781 Hilder avenue, The Bronx.

APPEARANCES—

For Applicant: Murray E. Baron.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1126-27-BZ)

WHEREAS, Edward Hoffman, for Pauline Brickman, owner, filed, October 20, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1781 Hilder avenue, north side of Hilder avenue, intersection of Pelham Parkway, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, April 24, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Hilder avenue is in a business district, Pelham Parkway North is in a business district, Pelham Parkway, north side, to west of plot in question, is in an unrestricted district, and Pelham Parkway, south side, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 9, 1928, reads:

"1. Erection and maintenance of gasoline selling station in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 24.76 ft. on Hilder avenue and 125.08 ft. on Pelham Parkway, upon which it is proposed to erect a one-story office building, 12 ft. by 20 ft. in area, and to install four gasoline storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the plot involved in this appeal is of triangular formation, backing up to a designated unrestricted use district and directly opposite, on the highway, an unrestricted district; and

WHEREAS, the applicant has filed owners' consents of 33 parcels of property out of 42 parcels affected by this application on the same street front; and

WHEREAS, the board feels this is a justifiable adjustment, supported by a majority of consents of property owners of interest, materially affected; and

WHEREAS, this application was granted by the board at its meeting, April 24, 1928, on certain conditions, and applicant requested a modification of the time limit.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that there shall be a brick wall, not less than 12 ft. in height,

erected on the northerly and easterly boundary lines of the property, faced on the interior of the premises with light-color enamel face brick, the walls coped with natural stone or architectural terra cotta; that no gasoline pump shall be erected within 10 ft. of the building line on the Pelham Parkway frontage; that there shall be but two vehicular entrances, one at the extreme easterly end of the property line of the highway frontage and one at the extreme westerly end of the property on the highway frontage; that these driveway entrances shall not exceed a width of 10 ft.; that a concrete curbing not less than 18 in. in height above grade and 12 in. in depth shall be erected on the building line, fronting the entire property; that there shall be no automobile crumple or greasing racks, pits or frames erected, maintained or operated on the premises; that any signs or advertising display on the premises shall be restricted to the advertising on the illuminated glass globes of the gasoline pumps; that there shall be not more than one building erected on the premises, not exceeding an area of 12 ft. by 20 ft., the exterior of which shall be finished with light-color enamel brick; that the roof shall be a hip roof covered with variegated slate or roof tile of Spanish type; that the use and conduct of this building shall be restricted to the accommodation and the shelter of the patrons and operators using the premises; that there shall be no signs displayed on this building other than the lettering restricted to the plate glass windows of this front, and that any permits required shall be obtained within three months and any work involved thereby shall be completed within six months from the date of this action—November 7, 1928.

AREAS FIXED.

(814-28-BZ)

The chairman presented and read a communication from William F. Doyle, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises 2-8 Bushwick avenue and 796-802 Metropolitan avenue, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Metropolitan avenue from a point 200 ft. east of Bushwick avenue to a point 400 ft. west of premises in question; both sides of Bushwick avenue from Conselyea street to a point 400 ft. south of premises in question; both sides of Maspeth avenue from Humboldt street to a point 100 ft. east of Bushwick avenue; the west side of Humboldt street from Metropolitan avenue to a point 100 ft. north of Metropolitan avenue, also the east side of Humboldt street from Metropolitan avenue to a point 115 ft. south of Metropolitan avenue.

(826-28-BZ)

The chairman presented and read a communication from James S. Minogue, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises 256-264 Willow Brook road and 1-9 Home place, northwest corner, Borough of Richmond.

The following area was approved by the board:

Both sides of Willow Brook road from a point 200 ft. south of Tysen (Waters) avenue to a point 400 ft. north of premises in question; also both sides of Home place and Tysen (Waters) avenue from a point 200 ft. east of Willow Brook road to Tuttle street.

(827-28-BZ)

The chairman presented and read a communication from William F. Doyle, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a residence district the erection and maintenance of a business building; premises 9420-9428 Kings Highway 1079-1085 Lenox road and 338-344 East 95th street, Borough of Brooklyn.

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The following area was approved by the board:

Both sides of Kings Highway and also Lenox road from a point 200 ft. east of East 95th street to a point 400 ft. west of premises in question; both sides of East 95th street from a point 200 ft. south of Lenox road to a point 400 ft. north of premises in question; also the west side of East 94th street from a point 100 ft. south of Kings Highway to a point 100 ft. north of Kings Highway.

(830-28-BZ)

The chairman presented and read a communication from William F. Doyle, requesting the board to fix the area deemed affected and within which to obtain consents to permit in a residence district the erection and maintenance of a

business building; premises 9002-9008 Kings Highway and 975-981 Newport street, northeast corner, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Kings Highway from a point 100 ft. south of Linden avenue to a point 400 ft. north of premises in question; both sides of Remsen avenue from a point 200 ft. west of Kings Highway to a point 200 ft. east of Kings Highway; both sides of Linden boulevard from East 58th street to a point 200 ft. east of Newport street; both sides of Newport street from Kings Highway to a point 400 ft. northeast of premises in question.

Adjourned 1.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY AFTERNOON, NOVEMBER 7, 1928.

(Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.

PETITIONS FOR VARIATIONS

581-28-S.

PETITIONER—Sloan Sporting Goods Co., Inc., owner.
SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—88 Chambers street, manhattan.

APPEARANCES—

For Petitioner: Samuel Flug.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 27th, 1928, at 2 p. m., on request of petitioner's representative.

147-28-S.

PETITIONER—John W. Hahner, for 130 West 30th Street Corp., lessee.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—128-134 West 30th street, Manhattan.

APPEARANCES—

For Petitioner: Murray Hulbert.

ACTION OF BOARD—Laid over to November 27th, 1928, at 2 P. M. on request of petitioner.

308-28-S.

PETITIONER—Seneca Falls Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—16 Murray street and 19 Park place, Manhattan.

APPEARANCES—

For Petitioner: Murray Hulbert.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 27, 1928, at 2 p. m., on request of petitioner.

508-28-S.

PETITIONER—John J. Gilmartin, for Charles Weisbecker, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—268-270 West 125th street and 267-269 West 124th street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 27, 1928, at 2 p. m., to obtain consent of adjoining owners.

183-28-S.

PETITIONER—Pressinger, Newcombe, Cunningham & Wigg, for Chelsea Fibre Mills, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1171-1199 Manhattan avenue (Building No. 2), Brooklyn.

APPEARANCES—

For Petitioner: Elmer E. Wigg.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

184-28-S.

PETITIONER—Pressinger, Newcombe, Cunningham & Wigg, for Chelsea Fibre Mills, owner.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—1155-1169 Manhattan avenue (Building No. 4), Brooklyn.

APPEARANCES—

For Petitioner: Elmer E. Wigg.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

1073-27-S.

PETITIONER—Charles P. Canella, for Giuseppe Gulotta, owner.

SUBJECT—Variation of the labor law as cited in decision of health commissioner (previously denied).

PREMISES AFFECTED—211 Himrod street, Brooklyn.

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APPEARANCES—None.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(1073-27-S)

WHEREAS, Charles P. Cannella, for Giuseppe Guletta, owner, filed, October 4, 1927, a petition for a variation from the requirements of the labor law, as cited in memorandum of inspection by department of health, affecting premises 211 Himrod street, Borough of Brooklyn; and

WHEREAS, this case was denied by the board at the meeting held on March 16, 1928, and reopened by the vote of the board on October 16, 1928; and

WHEREAS, the memorandum by health department, dated August 9, 1927, reads:

"At a meeting of the Board of Health of the Department of Health of The City of New York, held August 9, 1927, your application for a Sanitary Certificate for a cellar bakery, at 211 Himrod Street, in the Borough of Brooklyn, was denied."

and

WHEREAS, the building is frame, three stories and cellar in height, 25 ft. by 50 ft. in area; OCCUPIED: cellar, bakery, 3 persons; 1st story, store and dwelling; upper stories, dwellings; and

WHEREAS, the height of the cellar is 7 ft. 4 in., the ceiling being at curb level and the means of ventilation of the cellar being one window 3 ft. by 6 ft. 6 in. in area, opening on the rear areaway, and two windows, each 2 ft. 6 in. by 4 ft. in area at the front of the building and below the show window; and

WHEREAS, the petitioner contends that the walls of the bakery are covered with one-inch plaster, the ceiling is covered with ½-inch plaster boards and the floor is constructed of concrete; that the building was erected in 1892 and has been occupied as a cellar bakery since that time; and that the present owner purchased the building in 1927 on the grounds that a bakery shop was in existence, and that hardship would result if not permitted to use the premises as a cellar bakery; and

WHEREAS, petitioner filed letter from the tenement house department stating that their records show there was a cellar bakery in the premises in 1903 and has filed a certificate of occupancy from the superintendent of buildings dated May 25, 1928, indicating that a cellar bakery was permitted; and

WHEREAS, the petitioner has submitted a certificate for occupancy and use as a bakery by the tenement house department as of 1903, at the time of the erection of the premises; and

WHEREAS, the superintendent of buildings subsequently confirms the use and occupancy by securing of certificate of occupancy.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the certificate of exemption as required by the labor law, *on condition* that all rules and regulations of the sanitary code and requirements of the health department be complied with in all other respects, and all permits and requirements be complied with within sixty days.

551-28-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Goodwin & Goodwin, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—880-890 Columbus avenue, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(551-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Chemical National Bank, trustee, owner, filed, June 21, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 880-890 Columbus avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 27, 1927 (Order No. 30506-LD), reads:

"1. Provide an additional means of egress from each floor of the building remote from the interior stairway, as per Sec. 271 of the Labor Law.

"2. Enclose the interior stairway serving as a required means of egress in partitions of fire resisting material extending from floor to ceiling at 1st story, as per rules of the Board of Standards and Appeals, adopted Feb. 23, 1927."

and

WHEREAS, the building, divided into two sections by a fore and aft brick wall, with openings therein on the second story, is non-fireproof, three stories and basement in height, 151 ft. 10 in. by 109 ft., irregular, in area; OCCUPIED: basement, bowling alley and storage, 5 persons; 1st story, stores, 30 persons; 2nd story, offices, furniture show room, sign painter and manufacture of artificial flowers, 19 persons; 3rd story, photographic studio, 2 persons; EXITS: an interior wooden stairway, extending from the first to third story, enclosed on the first story in lath and plaster partitions and in wood board partitions above, with wood and also fireproof doors at openings; there being, also, at the rear of the southerly section of the premises an accommodation stairway leading from the second to first story; a fire escape on the northerly front of the building, having fireproof openings along the course thereof, extending from the roof of the second story to a balcony at the second story level with counterbalanced stair to street; ROOFS of adjoining buildings: to south, one story lower; to west, three stories higher; and

WHEREAS, petitioner states that item No. 1 refers to the second and third stories and contends that there are adequate exits from these stories, and as to item No. 2 contends that this order was based on the fact that the entire premises was considered one building and that there is a restaurant on the first story; petitioner contends that the restaurant is on the opposite side (from the stairs) of the fire wall and requests the acceptance of the existing means of egress; and

WHEREAS, item No. 1 of the order relates exclusively to the third story structure of minor dimensions in comparison with the main structure; the third story opens on the roof of the second story.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that there be provided in the northerly gable wall of the third story a doorway in lieu of any existing window opening out to the roof of the second story, with egress therefrom by means of standard labor law fire escape on the 104th street front, and *granted*, as to item No. 2, in that the section of the premises referred to in the order is separated from the remainder of the structure by an unpierced wall of approved masonry on the first story, so long as conditions as to occupancy and use remain substantially unchanged and the building be not increased as to height or area.

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563-28-S.

PETITIONER—Curtis W. Shields, for E. Kronman, Inc., lessee.

SUBJECT—Variation of the labor law as cited in order of fire commissioner.

PREMISES AFFECTED—211 West 19th street, Manhattan.

APPEARANCES—

For Petitioner: Curtis W. Shields.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(563-28-S)

WHEREAS, Curtis W. Shields, vice-president of E. Kronman, Inc., lessee, filed, June 22, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 211 West 19th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 17, 1928, reads:

"Order No. 35619-LD:

"1. Arrange the fire escape on the rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 274 of the Labor Law and the Rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"Among the defects noted are the following:
"No fireproof passageway from termination to street.
"No stairway to roof.";

and
WHEREAS, the building is non-fireproof, five stories (75 ft.) in height, 56 ft. by 96 ft. in area; OCCUPIED: 1st story, store, 9 persons; 2nd story, manufacture of sheet metal goods, 3 persons; 3rd story, manufacturing sheet metal goods, 10 persons; 4th story, dyers, 6 persons; 5th story, manufacture of leather goods, 10 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to roof, enclosed in hollow tile partitions with kalamein doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the fifth story balcony (with gooseneck ladder to roof) to an iron platform leading to and at the yard level of the premises on the rear, with EGRESS from the termination of the fire escape by means of ladder leading to fire escape on building on the rear and, also, through passageway (at first story level) in building at rear, leading to West 20th street; ROOFS of adjoining buildings: to east, seven stories higher; to west, two stories lower; and

WHEREAS, petitioner contends, as to item "C," that there is no egress from the roof of the building in question and requests the acceptance of the gooseneck ladder in lieu of the required stairway to roof, and as to item "B," requests the acceptance of the existing means of egress from the termination of the fire escape; and

WHEREAS, there is no safe egress from the roof.
Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the rear fire escape and stairway to the roof, on condition that there shall be maintained at the termination of the rear fire escape an iron balcony with connecting iron platform therefrom to the yard of the premises directly to the rear of 19th street, with egress from the yard of the said premises to the rear, through open passageway directly to the street;

the extension fire escape at the termination or yard level to be not less than 2 ft. in width, opening 2 ft. wide to be maintained free and clear without a door or other encumbrance, and further granted on condition that a gooseneck ladder be provided from the top story balcony fire escape to the roof, so long as conditions as to occupancy and use remain unchanged and the building be not increased in height or area.

81-27-S.

PETITIONER—William F. Doyle, substituted for Thomas B. Leahy, for Birdco Realty Corp., owner.

SUBJECT—Application for reopening—reconsideration—re variation of labor law as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—48-56 West 48th street, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(81-27-S)

WHEREAS, Thomas B. Leahy, for Birdco Realty Corp., owner, filed, January 25, 1927, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 48-56 West 48th street, Borough of Manhattan; and
WHEREAS, the decision of the superintendent of buildings, rendered January 24, 1927, reads:

"1. Building is designed for 60 lbs. floor loads. 120 lbs. floor load required for factory use.
"2. Egress from interior stairways must be through a fireproof passageway direct to street.
"3. Area of glass in exterior windows must not exceed 720 sq. in. and said windows must be provided with self-closing devices.";

and
WHEREAS, the building is sixteen stories and mezzanine in height, 95 ft. by 100 ft. 5 in. in area; OCCUPIED as certified in Certificate of Occupancy No. 10866-1926: cellar, storage, 39 persons; 1st story, stores; 75 persons; mezzanine, offices, 48 persons; 2nd to 16th stories, offices, 75 persons per story; it is proposed to maintain on the 12th, 13th and 16th stories several persons mending and cleaning watches in conjunction with jewelry trade occupying building; the means of EGRESS consisting of two interior fireproof stairways, one stairway extending from the roof to the mezzanine floor with fireproof passageway along the mezzanine to street, the other stairway extending from the roof to the first story with egress from the termination through 12 ft. 6 in. wide corridor in the first story to street, there being plate glass windows opening into this corridor approximately 594 sq. in. in area with panels of leaded colored glass above; windows on the rear and side of the building are glazed with wire glass 806 sq. in. in area; there are show windows in the first story 6 ft. by 5 ft. 6 in.; the upper windows in the front are 7 sq. ft. in area; and

WHEREAS, since the erection of these premises the building has been occupied principally by the jewelry trade, employing one or two craftsmen in the conduct of work incidental to the sale and exchange of gems and the adjustment of watch works to watch cases; and

WHEREAS, under date of November 7, 1928, the board granted permission to incorporate into this petition the order of the fire commissioner, dated June 26, 1927 (Order No. 23728-LD), which reads:

MINUTES

"1. Discontinue the use of the above premises for factory purposes. * * *

"Among the defects noted are the following:

"(a) Doors to both stairways are only 40" wide.

"(b) Interior stairway at first to cellar stories not enclosed in fireproof material.

"(c) Doors to corridors, all stories, open inwardly.

"(d) Combustible partitions on all stories.";

and

WHEREAS, this order of the fire commissioner antedates the action of the board of October 2, 1928.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, reaffirming its action of October 2, 1928, and that the petition be and it hereby is granted, for a temporary period pending the expiration of the existing leases conducting such business, not to extend beyond 1931, on condition that the alleged manufacturing work extending throughout these premises, in small numbers, on either floor shall be restricted exclusively to the craftsmanship of the jewelry trade, such as setting and resetting of jewels and adjustment of watch works to watch cases; that the floors shall be posted not exceeding the present load, namely 60 pounds, and granted so long as the requirements of the certificate of occupancy as issued by the superintendent of buildings at the time of its completion shall be maintained.

APPLIANCES SUBMITTED FOR APPROVAL.

922-26-SA.

PETITIONER—Harry J. Jaenike, for Elma U. Dougherty and E. Loescher, owners.

SUBJECT—Approval of Da-Lo-Ja Pressure Reducing Valve.

APPEARANCES—

For Petitioner: Frank W. Fitzgerald and Harry P. Jaenike.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 13, 1928, at 2 p. m., for further consideration.

584-28-SA.

PETITIONER—Cornell Utilities Co., Inc., for American Nokol Co., owner.

SUBJECT—Noiseless Nokol Rotary Type Burner, approval of.

APPEARANCES—

For Petitioner: G. J. Woehrlin.

ACTION OF BOARD—Petition placed on Reserve Calendar subject to inspection and report of committee of the board.

427-28-SA.

PETITIONER—American Radiator Co.

SUBJECT—Approval of Arco Metal Pipe.

APPEARANCES—

For Petitioner: M. K. Douglas.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

Adjourned 4.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

MINUTES

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday, October 23, 1928, as they appeared in Bulletin No. 44, Vol. XIII, are hereby corrected to read as follows:

THE RESOLUTION—

(417-28-A)

WHEREAS, Buchman & Kahn, for Courtlef Realty Corp., owner, filed, May 2, 1928, an appeal from a decision of the superintendent of buildings, affecting premises 263-281 Seventh avenue, 165-173 West 25th street and 158-162 West 26th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered April 4, 1928 (N. B. 540-1927), reads:

"20. Omission of elevator partition is unlawful. Sec. 373, subdivision 13.";

and

* Correction—Words "decision of superintendent of buildings" substituted for words "order of fire commissioner" in line 25.

WHEREAS, the building is fireproof, twenty-six stories and pent house in height, 197 ft. 6 in. by 111 ft. 4 in. in area; OCCUPIED: 1st story, stores; upper stories, offices, show-rooms and 25 per cent manufacturing, 280 persons on each story; and

WHEREAS, appellant proposes to eliminate the partitions between elevators No. 10 and 11 (as shown upon filed plans) on all floors, thus placing three elevators in one shaft; and

WHEREAS, appellant requests the acceptance of the proposed conditions, contending that if required to place Elevator No. 10 in a separate shaft, great hardship would result should this elevator become disabled while carrying passengers.

Resolved, that the decision of the superintendent of buildings be and it hereby is modified, and that the appeal be and it hereby is granted, only so far as it affects one shaftway, the southeasterly shaft, on condition that not more than three cars shall be installed in this shaft and that the remaining four shafts shall be restricted to not more than two cars each, and that the elevator equipment shall be installed in accordance with the rules in all other respects.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

MINUTES

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Tuesday afternoon, October 16, 1928, as they appeared in Bulletin No. 43, Vol. XIII, are hereby corrected to read as follows:

THE RESOLUTION—

(512-28-S)

WHEREAS, Samuel Rosenblum, for Imperial Metal Manufacturing Corp., owner, filed, June 5, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 3801-3809 Queens boulevard, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated March 8, 1928 (Order No. 33727-LD), reads:

"1. Provide an additional means of exit remote from present exit, as per Section 270 of the Labor Law.

"2. Extend stairway enclosure 3' above the roof, as per Section 270 of the Labor Law.";

and
WHEREAS, the building is non-fireproof, one story and mezzanine in height, 100 ft. by 200 ft. in area; OCCUPIED

* Correction—Word "fireproof" changed to "non-fireproof" in line 15 of resolution.

for the manufacture of metal bottle caps on the first story, 75 persons; office on the mezzanine floor, 4 persons; the means of EGRESS consisting of an interior stairway, extending from the mezzanine story to the street, enclosed in 4-inch terra cotta partitions with fireproof self-closing doors to the openings; premises being equipped with automatic sprinkler system and standpipe system; and

WHEREAS, petitioner contends that the mezzanine floor is used for office purposes only; that the building was erected and plans approved by the superintendent of buildings, Plan No. 20511, approved December 17, 1926, and that the building was completed in 1927, and that the exits were accepted by the bureau of buildings under this approved plan; that the building is protected by an automatic sprinkler.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition, as to Items 1 and 2 of Order No. 33727-LD, be and it hereby is *granted*, only so far as it affects the mezzanine floor, *on condition* that the mezzanine floor shall be used for offices by the company occupying the entire premises and so long as the building be not increased in height or area and that the requirements of the labor law be complied with in all other respects, and so long as present conditions remain substantially unchanged.

RULES

RULES FOR THE TESTING OF WOOD

Pursuant to the Provision of Section 356 of Chapter 5 of the Code of Ordinances (Building Code).

(639-27-SR)

Adopted by the Board of Standards and Appeals July 22, 1927. Amended March 16, 1928.

Rule 1. Before any wood may be used for flooring or interior trim where incombustible materials are required under the provisions of section 356 of the Building Code, the superintendent of buildings must be notified promptly upon the delivery at the job of a consignment of such material. One test sample for each 2,000 feet of material will then be selected by a representative of the Bureau of Buildings, marked for identification, and forwarded to the testing laboratory, where, under the supervision of the superintendent of buildings or his representative, the samples shall be subjected to the following tests:

Before making tests of all specimens for testing shall be oven dried at a temperature of 140° F. to a point where there is no further loss of weight due to evaporation of moisture content.

A. SHAVING TEST—A mass of shavings cut fairly thick from the outside and interior of sticks of the treated wood are to be tested separately. These shavings shall be placed to a depth of two inches in a metal vessel twelve inches square, the bottom of which shall consist of a wire screen of ½ inch mesh. The shavings shall be packed down moderately to reduce the air spaces. A Bunsen yellow flame shall then be placed beneath the receptacle so that the flame is in contact with the shavings. After twenty-five seconds the flame shall be removed. The flame at no time should show higher than six inches above the top of the bed of shavings and the shavings should not be consumed in less than five minutes.

B. TIMBER TEST. Two samples ¾ inch by 1½ inches in cross section and twelve inches long shall be

laid side by side across the top of a gas crucible furnace with a pyrometer between them. The specimens shall be subjected to a flame at 1700 deg. Fahrenheit for two minutes, the test pieces shall then be removed, and the time of duration of flame and glow observed. The sticks shall then be cut through the middle at the most burned section and the area of the unburned wood measured with a planimeter. The flame must not persist longer than 15 seconds nor the glow longer than 20 seconds, and, in the case of hard woods, the unburned area should not be less than 55 per cent., nor in the case of soft woods less than 45 per cent.

C. CRIB TEST—Twenty samples are to be prepared, each ½ inch square and 6 inches long. These shall be built up on a ring support to form a crib work five tiers high, four sticks to a tier, making the crib six inches by six inches and approximately 2½ inches high. The crib shall be set six inches above a Bunsen burner to which the crib shall be exposed for a period of one minute at a temperature approximating 1200 deg. Fahrenheit. The flame must not persist more than twenty seconds after the Bunsen burner is removed, nor the glow last more than thirty seconds. The tendency of the flame to spread from stick to stick must also be noted.

Rule 2. All of the above tests shall be at the expense of the owner or contractor or other interested party.

If the tests are satisfactory the entire shipment will be permitted to be taken into the building and used. If not, the entire shipment shall be condemned and must be removed from the premises.

In general, acceptance shall be predicated upon the existence of a complete plant in full working order from which the material is shipped, and each shipment, or, where possible, each piece shall be trade marked in a conspicuous manner so that there may be no doubt as to its identity.

APPLIANCES

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

Name of Burner	Calendar No.	Name of Burner	Calendar No.
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
*Alexander Oil Burner.....	65-28-SA	*May Oil Burner.....	68-24-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
*Arcoil Heat Machine.....	632-26-SA	*Morrissey Oil Burner.....	673-27-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Fan Tail Type Steam Atomizing	
Ballard Automatic Oil Burner.....	1363-23-SA	Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Jr. Oil Burner.....	1176-22-SA	*Moussette Oil Burner.....	887-25-SA
Ballard Staples & Pfeiffer Steam Atomizing		*National Rotary Oil Burner.....	836-25-SA
High Pressure Burner.....	1414-22-SA	*New Process Oil Burner.....	1071-27-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*Nokol Automatic Heater.....	1078-24-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	North American Low Pressure Oil Burner..	792-26-SA
*Berggren Oil Burner.....	764-26-SA	*Nu-Way Oil Burner.....	773-26-SA
Best Calorex Burner.....	1464-21-SA	*Orr Fuel Oil Burner.....	113-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Paramount Oil Burner.....	1193-25-SA
*Calorcoil Burner—Type AA.....	1361-24-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Century Oil Burner.....	157-28-SA	Peabody-Fisher Wide Range Mechanical Oil	
Coen Mechanical Oil Burner.....	942-21-SA	Burner	644-21-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	*Petro Domestic Burner.....	161-26-SA
*Commonwealth Oil Burner.....	348-28-SA	Petro Mechanical Burner and Air Register..	735-24-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Petro Burner, Model O.....	78-28-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	*Pioneer Automatic Oil Burner.....	1259-27-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Doherty Oil Burner.....	943-26-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Eisler Automatic Oil Burner.....	481-27-SA	*Rayfield Oil Burner.....	504-26-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Ray Rotary Fuel Oil.....	504-23-SA
Enco Burner.....	1414-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enterprise Rotary Fuel Oil Burner.....	1149-27-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulse Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Security Oil Burner.....	56-28-SA
Gem Fuel Oil Burner.....	111-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gill Oil Burner.....	1231-23-SA	*Socony Arrow Oil Burner, Pump and Fan Set	1191-24-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	Steam Oil Burner.....	183-22-SA
GRD Fuel Oil Atomizer.....	123-27-SA	*Stroud-in-the-Door Burner.....	129-27-SA
*Gulf Oil Burner.....	382-26-SA	*Stuhler Oil Burner.....	618-27-SA
Hammel Oil Burner.....	1278-21-SA	*Summerheat Oil Burner.....	581-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
*Hart Automatic Oil Burner.....	1162-24-SA	Surface Combustion Low Pressure Burner..	92-23-SA
Hauck Venturi Low Pressure Oil Burner....	88-27-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Heatiator Oil Burner.....	1346-23-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Holby Oil Burner.....	328-27-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*Homer Domestic Oil Burner.....	1211-25-SA	*Timken Oil Burner, Model 20.....	287-28-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*International Oil Burner.....	1305-24-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
Joyce Oil Burner.....	852-26-SA	*Torridheat Oil Burner.....	63-28-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lawrence May Oil Burner.....	1034-27-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
Liberty Automatic Heater.....	129-28-SA	*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
Lientz Oil Burner.....	155-20-SA	*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.
- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.

- 484-26-SA—Protectoseal Cover, approval of.
 - 542-26-SA—Lassen Quintuple Fuel Oil Burner, approval of.
 - 569-26-SA—Trowbridge & Schellens Oil Burner, approval of.
 - 751-26-SA—Jones Oil Burner, approval of.
 - 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
 - 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
 - 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
 - 110-27-SA—Wilbur Extinguisher, approval of.
 - 115-27-SA—Even-Heat Oil Burner, approval of.
 - 128-27-SA—"GRD" Billow Fuel Oil Atomizer, approval of.
 - 129-27-SA—Stroud-In-The-Door Oil Burner, approval of.
 - 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
 - 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
 - 527-27-SA—Gas-O-Matic Oil Burner Unit, approval of.
 - 537-27-SA—Leader Gas Shut-Off Valve, approval of.
 - 618-27-SA—Stuhler Oil Burner, approval of.
 - 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
 - 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
 - 814-27-SA—Elkhart Flush Type Siamese, approval of.
 - 955-27-SA—Cook's Automatic Oil Burner, approval of.
 - 977-27-SA—Romec Rotary Pump, approval of.
 - 1034-27-SA—The Improved Lawrence May Oil Burner, approval of.
 - 1071-27-SA—New Process Oil Burner, approval of.
 - 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
 - 1176-27-SA—Ballard Junior Oil Burner, Type C, approval of.
 - 1259-27-SA—Pioneer Automatic Oil Burner, approval of.
 - 1307-27-SA—A B C Angle Hose Valve, approval of.
 - 187-28-SA—Faraday Model Single Stroke Solenoid 110 Volt D.C. Fire Alarm Gong, approval of.
 - 188-28-SA—Faraday Waterflo Alarm Panel, approval of.
 - 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
 - 304-28-SA—Croker 2½-Inch Angle Hose Valve, approval of.
 - 404-28-SA—Signal Engineering Sprinkler Alarm Panel, approval of.
 - 443-28-SA—Kres-Kno Oil Burner, approval of.
 - 511-28-SA—Genuine Detroit, Type "S," Anti-Syphon Valve, approval of.
 - 515-28-SA—Jenkins 4 in. Swing Check Valve, approval of.
 - 516-28-SA—Jenkins 6 in. Swing Check Valve, approval of.
 - 517-28-SA—Jenkins 8 in. Swing Check Valve, approval of.
 - 584-28-SA—Noiseless Nokol Rotary Type Burner, approval of.
 - 697-28-SA—Acme Fire Alarm Signal System, approval of.
- Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

PROGRESS REPORT

DOCKET		DISPOSITION OF CASES	
Cases pending December 31, 1927.....	669	Withdrawn	188
Cases filed up to November 7, 1928.....	852	Dismissed	67
Restored to calendar.....	73	Denied	239
		Granted	2
		Granted on condition.....	466
		Appliances approved	38
		Appliances dismissed, disapproved or withdrawn....	24
		Rules approved	3
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	190	Requests to reopen granted.....	164
Requests to amend.....	37	Requests to reopen denied.....	25
Requests for modification.....	14	Requests to amend granted.....	36
Requests to rescind.....	4	Requests to amend denied.....	0
Requests for extension of time.....	34	Requests for modification granted.....	11
Requests for extension of permit.....	12	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	4
Requests for approval of plans.....	28	Requests to rescind denied.....	0
Administrative requests	0	Requests for extension of time granted.....	32
Requests for interpretation.....	5	Requests for extension of time denied.....	2
Total	1918	Requests for extension of permit granted.....	11
Disposed of.....	1351	Requests for extension of permit denied.....	1
Cases pending November 7, 1928.....	567	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	27
		Plans disapproved	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn....	0
		Interpretations	5
		Requests withdrawn or dismissed.....	2
		Total	1351

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS.

Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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NOVEMBER 20, 1928

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No. 47

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary.

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

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Minutes of Regular Meeting, November 13, 1928, 2 p. m.

Fuel Oil Pumps Approved.

Fire Retarding Rules.

Notice of Public Hearing on Amendments to Fuel Oil Rules.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, November 20, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, November 27, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to November 14, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
869-28-BZ.....	B.B.Q.....	63-04 Fresh Pond rd., Ridge-wood, Q., N. B. 655-28
868-28-BZ.....	B.B.Q.....	9319-9323 Rockaway blvd., Woodhaven, Q., Alt. 5213-28
867-28-BZ.....	B.B.Q.....	44-01 244th st., Douglaston, Q., N. B. 9813-28
866-28-BZ.....	B.B.Q.....	27-12, 27-16 Kearney st., East Elmhurst, Q., N. B. 9521-28
865-28-S.....	F.D.....	346 Madison ave., Man., L. D. 38288
864-28-BZ.....	B.B.M.....	234-238 E. 85th st., Man., N. B. 537-28
863-28-BZ.....	B.B.Q.....	8014 Laurel Hill blvd., Elmhurst, Q., Alt. 4590-28
862-28-S.....	F.D.....	37-39 W. 28th st., Man., L. D. 42574
861-28-S.....	F.D.....	354 Fifth ave., Bklyn., L. D. 41401
860-28-BZ.....	B.B.Bx.....	2091-2111 Jerome ave., Bx., N. B. 1873-28
859-28-BZ.....	B.B.Q.....	8773-8781 123rd st., Richmond Hill, Q., N. B. 9014-28
858-28-BZ.....	B.B.Bx.....	1171 Anderson ave., Bx., N. B. 778-28
857-28-BZ.....	B.B.B.....	346 Bainbridge st., Bklyn., Applic. 15167-28
856-28-BZ.....	T.H.D.....	1608-1620 Avenue P, Bklyn., N. B. 700-28
855-28-BZ.....	F.D.....	2194 Jerome ave., Bx., Alt. 1109-28
854-28-BZ.....	B.B.B.....	1404-1428 East New York ave., Bklyn., Applic. 11200-28
853-28-S.....	B.B.M.....	897-899 Broadway, Man., Alt. 1788-28

Restored to Calendar.

494-28-S.....	B.B.M.....	115 W. 54th st., Man.,	Order
1-28-BZ.....	F.D.....	3401 Kingsland ave., Bx.,	Alt. 4321-27

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR TUESDAY, NOVEMBER 20, 1928, 2 P. M.

Building Zone Cases.

203-28-BZ.

APPLICANT—William Koppe, for Tremune Realty Corp., owner.

PREMISES—1801 University avenue, northwest corner of Tremont avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and conversion of occupancy of portion of an apartment building from dwelling to business use (stores).

485-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, substituted for Cohen & Siegel, for Leon Naham, owner.

PREMISES—3561-3567 White Plains road and 670 East 213th street, southwest corner, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

567-28-BZ.

APPLICANT—James W. Byrnes, for John D'Antuono, owner.

PREMISES—969-971 Fourth avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the alteration, extension and change of occupancy of a building from a garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles.

574-28-BZ.

APPLICANT—John J. Dunnigan, for Edward A. Schill, owner.

PREMISES—1339-1343 Jerome avenue, west side, 470 ft. south of West 170th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the change of occupancy from a garage to a garage, showroom, service station and a motor vehicle repair shop.

589-28-BZ.

APPLICANT—William F. Doyle, for Rita Goldberg, owner.

PREMISES—1014-1024 Brooklyn avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

595-28-BZ.

APPLICANT—William F. Doyle, for Hyrose Building Corp., owner.

PREMISES—Southeast corner of Montgomery street and Albany avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an apartment house with stores on the first story.

223-28-BZ.

APPLICANT—J. Gerald Shea, substituted for Emil Guter- man, for Edward J. Foy, et al., owners.

PREMISES—329-53 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

APPLICATION, under sections 7g and 21 of the building zone resolution,

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TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also the installation of a gasoline service station (previously withdrawn).

590-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, substituted for Cohen & Siegel, for Leo Silver Co., Inc., owner.

PREMISES—543-549 East Fordham road, north side, 100 ft. east of Bathgate avenue, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, and also within a "B" area district, the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles and the installation of a gasoline service station, also the omission of the rear yard required under the zone resolution.

767-28-BZ.

APPLICANT—William F. Doyle, for Harriet Bailey, owner.

PREMISES—279-285 East 233rd street, The Bronx.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

154-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, substituted for Philip J. Sinnott, for Harry Gillman, owner.

PREMISES—Northeast corner of Van Cortlandt avenue and Orloff avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a store building.

56-27-BZ.

APPLICANT—Henry R. Mygatt, for Stanley Murray, owner.

PREMISES—East side of Jerome avenue, 105.36 ft. north of East 172nd street, The Bronx.

APPLICATION, under sections 7e and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

NOVEMBER 20, 1928, 10 A. M.

Appeals from Administrative Orders.

576-28-A—623-642 Amboy street, northwest corner of East 98th street, Brooklyn.

577-28-A—806-808 Broadway and 104 Fourth avenue, Manhattan.

580-28-A—1 East 57th street, northeast corner of Fifth avenue, Manhattan.

582-28-A—892 Atlantic avenue, Brooklyn.

583-28-A—152 Lawrence street, Brooklyn.

584-28-A—166 East 73rd street, Manhattan.

574-28-A—533-545 Fulton street, Brooklyn.

541-28-A—2866-2870 Third avenue, The Bronx.

565-28-A—50 West 57th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution. *Tuesday morning, November*

20, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 360-28-BZ—Application, April 17, 1928, under sections 7e and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Samuel Mazzarell and Angelina Mazzarell, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2303-2311 Gravesend avenue, east side, 121.5 ft. north of Gravesend Neck road, Brooklyn.

CAL. NO. 422-28-BZ—Application, May 4, 1928, under sections 7b, 7c and 21 of the building zone resolution, of A. L. M. Development Corp., applicant and owner, to permit in a residence district, extending from a business district, the erection and maintenance of a theatre building; premises 1817-1819 Avenue M, Brooklyn.

CAL. NO. 523-28-BZ—Application, June 7, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of Herman Schlossman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 16806-16808 Union Turnpike, south side, 40.22 ft. east of 168th street (Ackroyd avenue), Hillcrest, Jamaica, Borough of Queens.

CAL. NO. 533-28-BZ—Application, June 12, 1928, under section 21 of the building zone resolution, of John Caldwell Myers, applicant, on behalf of Gilt Edge Corp., owner, to permit in a residence district the erection and maintenance of a building to be occupied as stores on the first story and as dwellings above; premises 2245 Grand Concourse, west side, 97.02 ft. north of East 182nd street, The Bronx.

CAL. NO. 534-28-BZ—Application, June 12, 1928, under section 21 of the building zone resolution, of William H. Bulkley, applicant, on behalf of Joseph A. Palma, owner, to permit in a business district the erection and maintenance of a garage for more than five (5) motor vehicles and a gasoline service station; premises 5869 Amboy road, north side, 550 ft. from Foster avenue, Princes Bay, Richmond.

CAL. NO. 546-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Harris Lubelsky, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2310 Westchester ave-

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nue, east side, 133.40 ft. north of Middle-town road, The Bronx.

CAL. NO. 347-28-BZ—Application, April 14, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Samuel Koff, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1293-1311 Gravesend avenue, northeast corner of Bay Parkway, Brooklyn.

CAL. NO. 548-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Samuel Thau, owner, to permit in a business district the change of occupancy of an existing building to a motor vehicle repair shop; premises 2548 White Plains avenue, The Bronx.

CAL. NO. 738-28-BZ—Application, September 13, 1928, under section 21 of the building zone resolution, of Frank Wall, applicant, on behalf of Southfield Coal and Ice Co., Inc., owner, to permit in a business district the erection and maintenance of silos for the storage and distribution of coal; premises east side of North Railroad avenue, between Liberty and Buel avenues, Dongan Hills, Richmond.
WILLIAM E. WALSH, *Chairman.*

NOVEMBER 20, 1928, 2 P. M.

Appeals from Administrative Orders.

148-28-A—8 East 14th street and 1-3 East 13th street, Manhattan.

379-28-A—1556-1560 Broadway and 157-165 West 46th street, Manhattan.

806-28-A—528-536 Seventh avenue and 200-212 West 39th street, Manhattan.

465-28-A—850 ft. south of Goethal Bridge and 6,000 ft. east of Arthur Kill, Borough of Richmond.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, November 20, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 160-28-BZ—Application, February 24, 1928, under section 21 of the building zone resolution, of Edward J. Bausch, applicant, on behalf of Feinborough Homes, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Margaret place (Trotting Course lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

CAL. NO. 267-28-BZ—Application, March 26, 1928, under section 21 of the building zone resolution, of Joseph D. Nunan, Jr., applicant, on behalf of I. & D. Realty Corp., owner, to permit in an "E" area and residence district the erection and maintenance of attached private residences omitting the side yard required under the building zone resolution; premises southeast corner of Reeds lane and Coles lane and

southeast corner and southwest corner of Central place and Coles lane, Far Rockaway, Borough of Queens.

CAL. NO. 395-28-BZ—Application, April 25, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Weis Buck Garage Co., Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1139 Prospect avenue and 153 Terrace place, northeast corner, Brooklyn.

CAL. NO. 1326-27-BZ—Application, December 22, 1927, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of John H. Cordes and Amy B. Cordes, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Boston road and Herring avenue, The Bronx.

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

CAL. NO. 211-28-BZ—Application, March 8, 1928, under section 21 of the building zone resolution, of William A. Schroeder, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a gasoline service station; premises north side of Braddock street (Rocky Hill road), 155 ft. east of 244th street, Queens Village, Borough of Queens.

CAL. NO. 108-28-BZ—Application, February 3, 1928, under sections 7e and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of 4510 Broadway Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1550 Jerome avenue, east side, 241.79 ft. south of Mount Eden avenue, The Bronx.

CAL. NO. 451-28-BZ—Application, May 17, 1928, under section 21 of the building zone resolution of William F. Doyle, applicant, on behalf of Alexander Ginsburg, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1969-1979 Cropsey avenue and 8796-8818 20th avenue, northwest corner, Brooklyn.

CAL. NO. 394-28-BZ—Application, April 23, 1928, under section 21 of the building zone resolution of Harry B. Kelter, applicant, on behalf of Max Epstein, owner, to permit in a business district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 16221 Willets Point boulevard and

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15-02 Utopia Parkway, southwest corner, Whitestone, Borough of Queens.

CAL. NO. 540-28-BZ—Application, June 15, 1928, under section 21 of the building zone resolution, of J. G. Shea, applicant, on behalf of Arthur T. Doyle and Martin Linsky, owners, to permit the erection of a garage for more than five (5) motor vehicles in a residence district; premises 70-01 36th avenue and 35-41 Kittay street (Sprague street), northeast corner, Woodside, Borough of Queens.

CAL. NO. 406-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Anna Stanaitis, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 53-16 to 53-20 Metropolitan avenue and 301-305 Grandview avenue, northeast corner, Ridgewood, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, NOVEMBER 23, 1928, AT 2 P. M.

SPECIAL MEETING.

Rules.

217-21-SR—Fuel Oil Rules, amendments to.

CALL OF CLERK'S CALENDAR

TUESDAY, NOVEMBER 27, 1928, 2 P. M.

Building Zone Cases.

1256-27-BZ.
APPLICANT—Philip J. Sinnott, for Joseph Testagrose, owner.
PREMISES—37-45 Remsen avenue, east side, 25 ft. 2½ in. south of Earl street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

255-28-BZ.
APPLICANT—William F. Doyle, substituted for Charles Schaefer, Jr., for William A. Taylor Building Co., Inc., owner.
PREMISES—1676-1678 Jerome avenue, east side, 165 ft. north of East 174th street, The Bronx.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

294-28-BZ.
APPLICANT—Arthur M. Spiro and Joseph Spiro, owners.
PREMISES—North side of Great Kills road, 111 ft. west of Amboy road, Great Kills, Borough of Richmond.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a coal yard and coal pockets.

481-28-BZ.
APPLICANT—Joseph A. Walsh, for Inwood Heights Corp., owner.
PREMISES—4728-4734 Broadway, southeast corner of Thayer street, Manhattan.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT the extension, from a business district into a residence district, of a proposed business building.

479-28-BZ.
APPLICANT—Bennett & Koeppel, for Samuel Bikoff, owner.
PREMISES—60-66 89th street, southeast corner of Shore court, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence use and "E" area district the erection, within the 10 ft. setback line, of a side extension to a building.

510-28-BZ.
APPLICANT—Philip Freshman, for Gertrude Holding Corp., owner.
PREMISES—15-23 Bay Ridge avenue, northwest corner of Owl's Head court, Brooklyn.
APPLICATION, under section 7g of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the installation of a gasoline service station.

528-28-BZ.
APPLICANT—Bly & Hamann, for Sara A. Sweedler, owner.
PREMISES—442-452 89th street and 8902 Fifth avenue, southwest corner, Brooklyn.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

542-28-BZ.
APPLICANT—Adele M. Razzetti, owner.
PREMISES—East side of Sedgwick avenue, 292 ft. north of Undercliff avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

628-28-BZ.
APPLICANT—Philip J. Sinnott, for Patrick Hangely, owner.
PREMISES—Southwest corner of Nelson avenue and Maconbs road, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a business building for store occupancy.

1192-27-BZ.
APPLICANT—Henry J. Nurick, for Louis Del Gaudio, owner.
PREMISES—1756-1764 Bushwick avenue, southeast corner of Fanchon place, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

604-28-BZ.
APPLICANT—McCooey & Conroy, for Mosca Realty Corp., owner.
PREMISES—5001-5027 Kings Highway, southwest corner of Glenwood road, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,

CALENDAR

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

647-28-BZ.

APPLICANT—William F. Doyle, for Golran Realty Corp., owner.

PREMISES—376 East 184th street, west side, 356.49 ft. southeast of Tiebout avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

657-28-BZ.

APPLICANT—Albert Conway, for Second Mortgage Securities Corp., owner.

PREMISES—1106-1108 Eastern Parkway, south side, 45 ft. west of Utica avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building.

NOVEMBER 27, 1928, 10 A. M.

Appeals from Administrative Orders.

285-28-A—415-423 Ovington avenue, Brooklyn.

588-28-A—617-619 West 181st street, Manhattan.

607-28-A—Southwest corner of Queens boulevard and Van Pelt avenue, Long Island City, Borough of Queens.

611-28-A—411-413 Fifth avenue, Manhattan.

613-28-A—270 West 126th street, Manhattan.

649-28-A—520-522 West 24th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 27, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 133-28-BZ—Application, February 10, 1928, under sections 7e and 21 of the building zone resolution, of 340 West 57th Street Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 229-235 East 85th street, Manhattan.

CAL. NO. 393-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of Charles M. Carnelli, applicant, on behalf of Catherine Geoghegan, owner, to permit in a residence district the change of occupancy from a storage warehouse to a wet wash laundry; premises 404 13th street, south side, 147.50½ ft. east of Seventh avenue, Brooklyn.

CAL. NO. 256-28-BZ—Application, March 23, 1928, under section 21 of the building zone resolution, of Philip Steigman, applicant, on behalf of Leviathan Holding Co., Inc., owner, to permit in a residence district the alteration and change of occupancy of the first story of an apartment house from dwelling use to stores; premises

1601 University avenue, northwest corner of West 174th street, The Bronx.

CAL. NO. 384-28-BZ—Application, April 23, 1928, under section 7a of the building zone resolution, of John Morrison and Marie Morrison, applicants and owners, to permit in a residence district the alteration and extension in area and height of a dry cleaning factory building; premises 2737 27th street, east side, 186 ft. north of 30th avenue (also known as 20 Cooper street), Astoria, Borough of Queens.

CAL. NO. 470-28-BZ—Application, May 21, 1928, under section 21 of the building zone resolution, of Alfred McCoy, applicant, on behalf of Anna McCoy, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Rockaway boulevard and 149th street, South Ozone Park, Borough of Queens.

CAL. NO. 526-28-BZ—Application, June 8, 1928, under sections 7f and 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of Stefano Lopicollo, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Nassau boulevard and 174th street, Flushing Heights, Borough of Queens.

CAL. NO. 575-28-BZ—Application, June 27, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Masonry Waterproofing Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 299-325 Herkimer street, Brooklyn.

CAL. NO. 660-28-BZ—Application, August 9, 1928, under sections 7g and 21 of the building zone resolution, of Benjamin Driesler, Jr., applicant, on behalf of Realty Associates, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 130-138 Brighton Beach avenue, south side, 110.8 ft. west of Calm street, Brooklyn.

CAL. NO. 553-28-BZ—Application, June 21, 1928, under sections 7b and 21 of the building zone resolution, of J. W. Cytryn, applicant, on behalf of Cono Liguori, owner, to permit the extension, from an unrestricted district into a residence district, of a proposed extension to an existing laundry building; premises 224 Essex street and 3031-3033-3037 Atlantic avenue, northwest corner, Brooklyn.

CAL. NO. 578-28-BZ—Application, June 28, 1928, under section 7c of the building zone resolution, of Kleinert & Klie, applicants, on behalf of Florence Cohn, owner, to permit in a residence district, extending from a business district, the erection and maintenance of a business building; premises 1419-1423 Broadway, east side, 40 ft. south of Woodbine street, Brooklyn.

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CAL. NO. 1059-26-BZ—Application, December 30, 1926, re-opened by the board on September 18, 1928, under section 21 of the building zone resolution, of The John C. Wandell Co., applicant, on behalf of Sara G. Thomas, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 153-10 to 153-16 Kissena road, northwest corner of West avenue, Flushing, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 27, 1928, 2 P. M.

Petitions for Variations.

- 1169-27-S—548-550 West 23rd street, Manhattan.
- 610-28-S—332 East 48th street, Manhattan.
- 634-28-S—142-154 East 32nd street, Manhattan.
- 646-28-S—396 15th street, Brooklyn.
- 581-28-S—88 Chambers street, Manhattan.
- 147-28-S—128-134 West 30th street, Manhattan.
- 308-28-S—19 Park place and 16 Murray street, Manhattan.
- 508-28-S—268-270 West 125th street and 267-269 West 124th street, Manhattan.
- 559-28-S—131-133 Lee avenue, Brooklyn.
- 623-28-S—28-30 Cooper square, Manhattan.
- 674-28-S—40 East Broadway, Manhattan.
- 675-28-S—94 Chambers street, Manhattan.

Appliances Submitted for Approval.

- 593-28-SA—Celite—for use with Cement, approval of.
- 594-28-SA—Sil-O-Cel Heat Insulating Brick, approval of.
- 620-28-SA—United States Oil Burner, approval of.
- 663-28-SA—Dist-O-Matic Oil Burner, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 4, 1928, AT 2 P. M.

Building Zone Cases.

455-28-BZ.

APPLICANT—Alfred J. Boulton, for Abe Brody, owner.
PREMISES—867-879 Gravesend avenue, east side, 80 ft. south of Avenue F, Brooklyn.
APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

608-28-BZ.

APPLICANT—Irving H. Lee, owner.
PREMISES—366 Beryle avenue, southeast corner of Parkwood avenue, Princes Bay, Richmond.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

615-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, for Francis J. Gaffney, owner.
PREMISES—581-591 Gravesend avenue, east side, 100 ft. south of Avenue C, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

641-28-BZ.

APPLICANT—Thomas O'Rourke Gallagher, for Salvatore Ferraioli, owner.
PREMISES—2713-2717 Harway avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

601-28-BZ.

APPLICANT—William Weintraub, for Max Schoenfeld, owner.
PREMISES—7716 Queens boulevard, Elmhurst, Borough of Queens.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

661-28-BZ.

APPLICANT—J. H. Springstead, for South Shore Securities Corp., owner.
PREMISES—Southwest corner of Amboy road and Richmond avenue, Eltingville, Borough of Richmond.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

258-28-BZ.

APPLICANT—Benjamin Antin, for Harmor Engineering Corp., owner.
PREMISES—West side of White Plains road, 52.67 ft. north of Waring avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

616-28-BZ.

APPLICANT—James Kearney, for Salvatore M. DePasquale, owner.
PREMISES—383 East 201st street, north side, 46.59 ft. east of Decatur avenue, The Bronx.
APPLICATION, under sections 7a and 21 of the building zone resolution,
TO PERMIT in a residence district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.

664-28-BZ.

APPLICANT—William F. Doyle, for Annie Silverman, owner.
PREMISES—636-640 Gates avenue, Brooklyn.
APPLICATION, under sections 7c, 7e and 21 of the building zone resolution,
TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

665-28-BZ.

APPLICANT—William F. Doyle, for George H. Hochschwender, owner.
PREMISES—2022-2034 Bedford avenue, 99-103 Clarkson avenue, northwest corner, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the erection and maintenance of a business building for store occupancy.

673-28-BZ.

APPLICANT—Edward P. Doyle, for John L. Leo, owner.
PREMISES—477 West 150th street, Manhattan.

CALENDAR

APPLICATION, under sections 7a, 7b and 21 of the building zone resolution,
TO PERMIT in a residence district the extension and maintenance of a building to be used for business use.

1-28-BZ.

APPLICANT—William F. Doyle, substituted for John J. Ryan, for Florence M. Steinberg, owner.

PREMISES—3401 Kingsland avenue, northwest corner of Boston road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

DECEMBER 4, 1928, 10 A. M.

Appeals from Administrative Orders.

566-28-A—429-435 East 23rd street, Manhattan.

655-28-A—2840 Atlantic avenue, Brooklyn.

644-28-A—62 West 47th street, Manhattan.

527-28-A—212 East 23rd street, Manhattan.

619-28-A—311 West 35th street, north side, 130 ft. 6 in. west of Eighth avenue, Manhattan.

658-28-A—South side of Grand street, 150 ft. west of Garrison avenue, Maspeth, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 4, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 335-28-BZ—Application, April 11, 1928, under section 21 of the building zone resolution, of S. Robert Putterman, applicant, on behalf of Celia Rosoff, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 516-522 Sheepshead Bay road, southeast corner of West 5th street, Brooklyn.

CAL. NO. 337-28-BZ—Application, April 12, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of William J. Shuttleworth, owner, to permit in a business district the change of occupancy of an existing five (5) car garage to a motor vehicle repair shop; premises southwest corner of Liberty avenue and Redding street, Woodhaven, Borough of Queens.

CAL. NO. 405-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution, of David L. Malbin, applicant, on behalf of Pasquale Sabbarese and Antonetta Sabbarese, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 387 Hawthorne street, Brooklyn.

CAL. NO. 426-28-BZ—Application, May 7, 1928, under section 21 of the building zone resolution, of Herman Gainsboro, applicant, on behalf of Hargain Construction Corp.,

owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises south side of Northern boulevard, 468.53 ft. east of 159th street, Flushing, Borough of Queens.

CAL. NO. 568-28-BZ—Application, June 25, 1928, under section 21 of the building zone resolution, of Thomas Moore, applicant, on behalf of Axel L. Anderson, owner, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story; premises 226 East 31st street, Brooklyn.

CAL. NO. 573-28-BZ—Application, June 27, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Charles J. Breitenbach, owner, to permit in a residence district the erection and maintenance of an extension to an existing bakery building; premises 661 East 161st street, north side, 100 ft. west of Trinity avenue, The Bronx.

CAL. NO. 214-28-BZ—Application, March 8, 1928, under section 21 of the building zone resolution, of Frank Fredel, applicant, on behalf of Gerfree Realty Co., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1338-1350 East 2nd street, west side, 100 ft. north of Avenue M, and 1483-1485 Gravesend avenue, east side, 100 ft. north of Avenue M, Brooklyn.

CAL. NO. 392-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of James Kearney, applicant, substituted for John J. Buckley, Jr., on behalf of O. James Scovell, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Cross Island boulevard and Hollis avenue, Bellaire, Borough of Queens.

CAL. NO. 514-28-BZ—Application, June 5, 1928, under section 21 of the building zone resolution, of Joel D. Marder, applicant, on behalf of Western Union Telegraph Co., Inc., owner, to permit in a two times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution; premises 56-70 Hudson street, 150-166 West Broadway, 79-97 Thomas street and 2-24 Worth street, Manhattan.

CAL. NO. 585-28-BZ—Application, June 29, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Clover Wet Wash Laundry, owner, to permit in a business district the alteration and extension in height of a laundry building; premises north side of Clark street, 100 ft. west of Van Alst avenue, Long Island City, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

CALENDAR

DECEMBER 4, 1928, 2 P. M.

Petitions for Variations.

- 425-28-S—207-209 East 120th street, Manhattan.
 331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.
 529-28-S—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.
 420-28-S—68-72 Washington street and 44 West street, Manhattan.
 638-28-S—1452-1454 Broadway and 145 West 41st street, Manhattan.
 642-28-S—872 Broadway and 28 East 18th street, Manhattan.
 670-28-S—347-353 West 39th street, Manhattan.

FRIDAY, DECEMBER 7, 1928, AT 10 A. M.

SPECIAL MEETING.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, December 7, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

- CAL. NO. 189-28-BZ—Application, March 1, 1928, under section 7a of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Ideal Cleaners and Dyers, Inc., owner, to permit in a business district the erection and maintenance of an additional building upon the same lot now occupied in part by a dyeing establishment and to be used in connection with such establishment; premises 237-239 Nostrand avenue, east side, 25 ft. north of Kosciusko street, Brooklyn.
- CAL. NO. 317-28-BZ—Application, April 5, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Michel Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1901-1905 Neptune avenue, northwest corner of West 19th street, Brooklyn.
- CAL. NO. 397-28-BZ—Application, April 25, 1928, under section 21 of the building zone resolution, of Mary E. Keller, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2684-2692 Coney Island avenue, northwest corner of Desmond court, Brooklyn.
- CAL. NO. 414-28-BZ—Application, May 1, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Sebastiano Ragonesi and Alfred Ragonesi, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1465-1475 Gravesend avenue, east side, 180 ft. north of Avenue M, Brooklyn.
- CAL. NO. 482-28-BZ—Application, May 24, 1928, under sections 7g and 21 of the building zone resolution, of Herman Levine, applicant,

on behalf of Julia Cameron, owner, to permit, partly in a residence district and partly in a business district the erection and maintenance of a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles; premises 403-413 West 124th street, Manhattan.

CAL. NO. 572-28-BZ—Application, June 26, 1928, under section 21 of the building zone resolution, of Abraham Maslanik, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 997-1005 Liberty avenue, northwest corner of Euclid avenue, Brooklyn.

CAL. NO. 316-28-BZ—Application, April 5, 1928, under sections 7a, 7e and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Salvatore Carvell, owner, to permit in a residence district the erection and maintenance of an extension and also the extension in height of an existing garage for the storage of more than five (5) motor vehicles within a business district; premises 815-821 Classon avenue, east side, 72 ft. 6 in. south of St. Johns place, and 536-544 St. Johns place, south side, 100 ft. east of Classon avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 11, 1928, 10 A. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 11, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

- CAL. NO. 386-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of Julius Eckman, applicant, on behalf of Jack M. Hoffman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises west side of Flatbush avenue, 120 ft. south of Avenue R, Brooklyn.
- CAL. NO. 387-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of Julius Eckman, applicant, on behalf of Stollkester Holding Co., owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises 1445-1455 East 29th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 11, 1928, 2 P. M.

Appeals from Administrative Orders.

- 412-28-A—1493-1501 Broadway, Manhattan.
 774-28-A—6501-6505 13th avenue, southeast corner of 65th street, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, December*

CALENDAR

11, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 477-28-BZ—Application, May 22, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Roman Catholic Church of The Holy Spirit, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a business building (stores); premises southwest corner of Burnside avenue and Grand Concourse, The Bronx.

CAL. NO. 499-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Farlow Associates, Inc., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises south-

east corner of Undercliff avenue and West 175th street, The Bronx.

CAL. NO. 547-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of F. Billotto, owner, to permit in a residence district the alteration and conversion of an existing dwelling to a business use (store) on the basement story; premises 3534 Holland avenue, east side, 59.32 ft. north of East 211th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 18, 1928, 2 P. M.

Petition for Variation.

398-28-S—814-826 Eighth avenue and 246 West 50th street, Manhattan.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 13, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the special meeting of the board, held on Friday afternoon, November 2, 1928, the minutes of the regular meeting of the board, held on Wednesday morning, November 7, 1928, and the minutes of the regular meeting of the board, held on Wednesday afternoon, November 7, 1928, were approved as printed in the Bulletin No. 46, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS.

474-28-A.

APPELLANT—David Kaufman, for Velbard Realty Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—533-545 Fulton street, Brooklyn.

APPEARANCES—

For Appellant: David Kaufman.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to November 20, 1928, at 10 a. m., on request of appellant.

412-28-A.

APPELLANT—Austin C. Keough and William T. Powers, for Paramount-Famous-Lasky Corporation, lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—1493-1501 Broadway, Manhattan.

APPEARANCES—

For Appellant: William T. Powers.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to December 11, 1928, at 2 p. m., for inspection and report by a committee of board.

774-28-A.

APPELLANT—William F. Doyle, for Israel B. Miller, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—6501-6505 13th avenue, southeast corner of 65th street, Brooklyn.

APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to December 11, 1928, at 2 p. m., to provide time for further search of the records as to inspection of these premises under permit issued in 1924.

539-28-A.

APPELLANT—Crocker Natl. Fire Prev. Eng. Co., for John Jordis, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—354-358 Jackson avenue, The Bronx.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative 5
Absent 0

475-28-A.

APPELLANT—Van Rensselaer Estates, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—212 West 91st street and 2448-2458 Broadway, southeast corner, Manhattan.

APPEARANCES—

For Appellant: Henry A. Blumenthal.

For Administration: Inspector Maher of fire department.

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ACTION OF BOARD—Appeal denied.
THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(475-28-A)

WHEREAS, Van Rensselaer Estates, Inc., owner, filed, May 21, 1928, an appeal from an order of the fire commissioner, affecting premises 212 West 91st street and 2448-2458 Broadway, southeast corner of 91st street and Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 6, 1928 (Order No. 31067-F), reads:

"1. Install an adequate interior electric fire alarm system in accordance with the attached approved layout. Sec. 21, Ch. 12, Code of Ordinances.";

and

WHEREAS, the building is fireproof, fourteen stories in height, 162 ft. 6 in. by 100 ft. 8½ in. in area; OCCUPIED as a hotel: cellar, kitchen, 12 persons; 1st story, dining room and lobby, 35 persons; 38 rooms on each story above; and

WHEREAS, the appellant claims that the building is equipped with a system, installed at the time of the completion of the building in 1923, consisting of the punching of a clock by watchman at 29 station distributed throughout the premises.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the appeal be and it hereby is denied.

535-28-A.

APPELLANT—John J. Gilmartin, for Brillo Manufacturing Company, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—186-200 Plymouth street and 199-213 Water street, Brooklyn.

APPEARANCES—

For Appellant: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(535-28-A)

WHEREAS, John J. Gilmartin, for Brillo Manufacturing Co., Inc., owner, filed, June 12, 1928, an appeal from an order of the fire commissioner, affecting premises 186-200 Plymouth street and 199-213 Water street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 18, 1928, reads:

"Order No. 37442-F:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs) placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building is fireproof, two stories and mezzanine in height, 116 ft. by 199 ft. (22,000 sq. ft.) in area on the first story and 66 ft. by 199 ft. (12,000 sq. ft.) on second story; OCCUPIED: 1st story, machine room, 50 persons; 2nd story, machine room, 50 persons; mezzanine, offices and machine room, 50 persons; means of EGRESS

consisting of two enclosed fireproof stairways, from the second story to street, one on Water street side and one on Plymouth street side of building; EQUIPPED with a two-source sprinkler system and portable fire extinguishing apparatus; and

WHEREAS, the appellant contends that the stock is of non-inflammable material—metal used in the manufacturing of brillo; and

WHEREAS, the structure is two stories, of mezzanine balcony design, used exclusively for the manufacture of metal product, and the ground floor is subdivided in unequal divisions.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted on condition that the building shall be not increased in height or area; that the manufacturing use remain unchanged, and that the premises shall be equipped throughout with an approved sprinkler system.

518-28-A.

APPELLANT—J. L. Hernon, for Cooper Holding Corporation, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—256-258 West 34th street, Manhattan.

APPEARANCES—

For Appellant: J. L. Hernon.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(518-28-A)

WHEREAS, J. L. Hernon, for Cooper Holding Corp., owner, filed, June 6, 1928, an appeal from an order of the fire commissioner, affecting premises 256-258 West 34th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 26, 1928 (Order No. 36213-F), reads:

"1. Provide iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at rear of building or other approved protection as per Section 375, Article 18, Chapter 5 of the Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, four stories in height, 25 ft. 6 in. by 98 ft. 9 in. in area at first story and 25 ft. 6 in. by 87 ft. in area at second story and 25 ft. 6 in. by 50 ft. in area above; OCCUPIED: 1st story, stores, 8 persons; 2nd story, stores, 2 persons; 3rd story, embroidery, 6 persons; 4th story, pocket books and hand embroidery, 8 persons; and

WHEREAS, the appellant claims that there are four windows on each of the third and fourth stories at south side of the building affected by the fire department order; that the windows in the adjoining building at west causing the exposure are fireproof; furthermore, the appellant proposes to erect a fire curtain between roof of the rear extension and the windows in question; and

WHEREAS, the exposure on which the order is predicated is on the gable wall of the adjoining premises to the west, which openings are provided with fireproof equipment.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is

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granted, so long as conditions as to the existing exposures remain unchanged, and these premises be not increased in height, area or dimension, and that the occupancy and use remain unchanged.

431-28-A.

APPELLANT—Dodge & Morrison, for Office Realty Corp., owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—5-7 East 42nd street, Manhattan.

APPEARANCES—

For Appellant: Robert B. Morrison, Joseph L. Hernon and Mr. Martin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(431-28-A)

WHEREAS, Dodge & Morrison, for Office Realty Corp., owners, filed, May 9, 1928, an appeal from an order and decision of the superintendent of buildings, affecting premises 5 and 7 East 42nd street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings rendered April 25, 1928 (Alt. App. No. 825-28), reads:

"1. All windows provided for in Violation 1252-1928 must be made fireproof.";

and

WHEREAS, the order of the superintendent of buildings, dated March 21, 1928 (Violation Order No. 1252), reads:

"In that of not providing iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said opening and which are not more than 50' above a neighboring roof at east and west sides of building or other approved protection. Also not providing self-closing fire doors or automatic fire windows at exits to horizontal bridge at the north side of building leading to No. 10 E. 43d Street.

"You are hereby directed to immediately provide such iron shutters and fireproof doors as required by law.";

and

WHEREAS, the building is fireproof, ten stories and pent house in height, 60 ft. by 94 ft. 5 in. in area; OCCUPIED for office purposes; and

WHEREAS, the appellant claims that there are ten windows on each story above the first story at the west side of the building and four windows in the pent house affected by the order of the superintendent of buildings and for which this appeal is made; that all openings at the east and north sides of the building will be made to comply with the order; furthermore, the appellant contends that the building is used solely for offices, having no hazardous occupancy, and is also equipped with a fire alarm system in main hall.

Resolved, that the decision of the superintendent of buildings be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the openings in the westerly court of these premises and the windows on the rear of the premises, other than openings on the course of elevators, stair halls, public corridors or passageways, so long as conditions as to occupancy and use remain unchanged.

433-28-A.

APPELLANT—A. Stanley Miller, Inc., for Claremont National Bank, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—1762-1764 Boston road, southeast corner of East 174th street, The Bronx.

APPEARANCES—

For Appellant: L. P. Halperin.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(433-28-A)

WHEREAS, A. Stanley Miller, Inc., for Claremont National Bank, owner, filed, May 9, 1928, an appeal from an order of the fire commissioner, affecting premises 1762-1764 Boston road, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated April 12, 1928, reads:

"2. Cut off the room or rooms in which the heating apparatus and oil burning device is installed from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than 8 inches for brick, not less than six inches for stone or cinder concrete, or hollow blocks of terra cotta, concrete or gypsum and not less than 4 inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard only, and shall be ventilated to the outer air, as per Rule 20-C of the Fuel Oil Rules.";

and

WHEREAS, the building is of fireproof construction, one story and mezzanine in height; OCCUPIED as a bank; a fuel oil burning system having been installed consisting of a 1,080-gallon tank, buried under cellar floor, connected by piping to a burner located in the boiler room using grade "B" fuel oil; and

WHEREAS, the appellant claims that it is impossible to cut the boiler roof off from the rest of the building without great inconvenience; furthermore, the appellant proposes to provide two self-closing fireproof doors at furthest point of the corridor, near the ash hoist and exit to street; and

WHEREAS, the fuel oil burning system has been substituted for the coal fuel.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that a fireproof passageway shall be constructed from the boiler room to an areaway at the front of the building with fixed double-rung iron ladder in the areaway, equipped with a counterbalanced sidewalk cover; that the passageway shall be provided with one opening to the stair corridor hall of the premises leading to the first floor, the opening to be equipped with a self-closing fireproof door, and that the fuel oil burning equipment shall be installed in accordance with the rules in all other respects.

BUILDING ZONE CASES.

477-28-BZ.

APPLICANT—John J. Dunnigan, for the Roman Catholic Church of The Holy Spirit, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a business building (stores).

PREMISES AFFECTED—Southwest corner of Burnside avenue and Grand Concourse, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: None.

MINUTES

ACTION OF BOARD—Laid over to December 11, 1928, at 2 p. m., on request of applicant's representative.

499-28-BZ.

APPLICANT—William P. Thomas, for Farlow Associates, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southeast corner of Undercliff avenue and West 175th street, The Bronx.

APPEARANCES—

For Applicant: William P. Thomas.

For Opposition: Thomas F. Mullaney.

ACTION OF BOARD—Laid over to December 11, 1928, at 2 p. m., on request of applicant.

547-28-BZ.

APPLICANT—John J. Dunnigan, for F. Billotto, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and conversion of an existing dwelling to a business use (store) on the basement story.

PREMISES AFFECTED—3534 Holland avenue, east side, 59.32 feet north of East 211th street, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: None.

ACTION OF BOARD—Laid over to December 11, 1928, at 2 p. m., on request of applicant's representative.

1-28-BZ.

APPLICANT—John J. Ryan, for Florence M. Steinberg, owner.

SUBJECT—Application for reopening—reconsideration—application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station. (Previously denied.)

PREMISES AFFECTED—3401 Kingsland avenue, northwest corner Boston road, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call December 4, 1928, at 2 p. m.

THE VOTE TO REOPEN AND SET FOR CALENDAR CALL—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative: Commissioner Connell.....

Absent

PREMISES AFFECTED—Northwest corner of Bailey avenue and West Kingsbridge road, The Bronx.

APPEARANCES—

For Applicant: William P. Thomas and George M. Glassgold.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

501-28-BZ.

APPLICANT—William P. Thomas, for Patrick J. Murphy, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southwest corner of Cedar avenue and West Tremont avenue, The Bronx.

APPEARANCES—

For Applicant: William P. Thomas, Patrick J. Murphy, Frank Connolly, James Donovan.

For Opposition: Edward Biamco, Elmer T. Eustis and Joseph A. Sullivan.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

204-28-BZ.

APPLICANT—Philip Tague, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—167-171 Washington avenue, east side, 80 feet north of Myrtle avenue, Brooklyn.

APPEARANCES—

For Applicant: Francis D. McGarey and Philip Tague.

For Opposition: John D. Flynn.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle....

Negative

Absent Chief Kenlon.....

217-28-BZ.

APPLICANT—Henry J. Nurick, for Abraham J. and Jacob Bernstein, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1006-1010 Broadway, Brooklyn.

APPEARANCES—

For Applicant: F. J. McIntyre.

MINUTES

For Opposition: Alexander Levine, Mrs. T. Ward, Morton Peyser and Miss Masur.

ACTION OF BOARD—Application denied.
THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(217-28-BZ)

WHEREAS, Henry J. Nurick, for Abraham J. and Jacob Bernstein, owners, filed, March 10, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1006-1010 Broadway, northwest corner of Willoughby avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Broadway is in a business district, Willoughby avenue is in a business and residence district and Ditmars street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 5, 1928 (re Applic. No. 2610-28), reads:

"Proposition for the establishment of a gasoline station in a business district not permitted under the Zone Resolution. Art. 2, Section 4, par. 46.

"Therefore application is denied for a prohibited use in a business district.";

and

WHEREAS, it is proposed to erect a one-story office, 15 ft. by 20 ft., bury four 550-gallon tanks and erect four pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal brought under sections 7e and 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

461-28-BZ.

APPLICANT—Edward L. Kelly, for Lewol Realty Corp., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—533-543 Glenmore avenue and 241-245 Van Sicklen avenue, northeast corner, Brooklyn.

APPEARANCES—

For Applicant: Edward L. Kelly.

For Opposition: Robert Lande, Alderman George Ott and Mrs. Pittet.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(461-28-BZ)

WHEREAS, Edward L. Kelly, for Lewol Realty Corp., owner, filed, May 18, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 533-543 Glenmore avenue and 241-245 Van Sicklen avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Van Sicklen avenue, north of a point 100 ft. north of Glenmore avenue, is in an unrestricted district; Van Sicklen avenue, south of a point 100 ft. north of Glenmore avenue, is in a business district, and Glenmore avenue is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered May 5, 1928 (re Plan No. 1252-28), reads:

"1. The erection of a gasoline service station at this location is contrary to section 4, Building Zone Resolution, as the premises are situated in a business zone.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 50 ft. on Van Sicklen avenue and 100 ft. on Glenmore avenue, upon which it is proposed to erect a small one-story office and accessory store and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

279-28-BZ.

APPLICANT—Egan & Ittelson, for Stephen-Thouret Holding Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—206-210 West 77th street, Manhattan.

APPEARANCES—

For Applicant: R. A. Egan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(279-28-BZ)

WHEREAS, Egan & Ittelson, for Stephen-Thouret Holding Co., Inc., owner, filed, March 29, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 206-210 West 77th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 77th street, west of a point 100 ft. east of Amsterdam avenue, is in a business district; West 77th street, east of a point 100 ft. east of Amsterdam avenue, is in a residence district; Amsterdam avenue is in a business district, and Broadway is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 19, 1928 (re Applic. No. 64-1928), reads:

"2. Proposed erection of garage for more than 5 motor vehicles located in a business district is contrary to Article 2, Section 4 of the Zoning Resolution.";

and

MINUTES

WHEREAS, the proposed building is to be of fireproof construction, six stories in height, with a frontage of 75 ft. and a depth of 102 ft. 2 in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deems that applicant has established his basis of appeal under section 7e, supported by documentary proof of the existence of non-conforming uses and that it would be a hardship within the meaning of section 21 of the building zone resolution to deny the application.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be erected fireproof throughout; that the front elevation shall be finished with face brick or natural stone with trimming of architectural terra cotta or natural stone; that there shall be but one electric projecting sign permitted, indicating the name and title of the business conducted on the premises; that there shall be no portable gasoline tanks operated outside the premises; that the structure shall be erected otherwise strictly in conformity with the zoning requirements; that the design of the facade shall be submitted to this board for approval before submitting same to the bureau of buildings; that all necessary permits shall be obtained within nine months and the work involved completed within eighteen months from the date of this action.

643-28-BZ.

APPLICANT—John J. Curtin, for Reylex Corporation, lessee ((67-year lease).

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a 1½ times height district and partly in a two times height district the erection and maintenance of the street walls in excess of the height permitted under the building zone resolution.

PREMISES AFFECTED—399-413 Lexington avenue, 139-143 East 42nd street and 130-140 East 43rd street, Manhattan.

APPEARANCES—

For Applicant: John J. Glynn, Curt Heinfelder and Robert T. Lyons.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(643-28-BZ)

WHEREAS, John J. Curtin, for Reylex Corp., owner, filed, July 28, 1928, an application, under the building zone resolution, to permit, partly in a one and one-half times height district and partly in a two times height district, the erection and maintenance of the street walls in excess of the height permitted under the zone resolution; premises 399-413 Lexington avenue, 139-143 East 42nd street and 130-140 East 43rd street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that area on the west side of a north and south line, located 100 ft. east of Lexington avenue, is in a two times height district, and area on the east side of above area is in a one and one-half times height district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 10, 1928 (re N. B. 92-1928), reads:

"Building is of unlawful height on all street fronts. Art. III, Building Zone Resolution.";

and
WHEREAS, the proposed building is to be of fireproof construction, sixty-six stories in height, with a frontage of 200 ft. 10 in. on Lexington avenue, 167 ft. 2½ in. on East 42nd street, 205 ft. on East 43rd street; to be occupied as stores and offices; and

WHEREAS, there exists on the same avenue front directly opposite a building 94 ft. in excess of the allowable height regulations for which additional height is permitted under the zoning regulations in conjunction with other properties involved; and

WHEREAS, it is proposed, for the purpose of architectural adaptation, to design and erect the proposed building in excess of the strict application of the height regulations up to and including the first setback only, the height of the 42nd street corner before the first setback being 181 ft. 7 in. against an allowable 200 ft. height to the first setback; and

WHEREAS, the proposed structure in its entirety foregoes in volume approximately 86,000 cubic feet; and

WHEREAS, the board deems that denial of the application under these conditions would constitute hardship within the meaning of section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the height district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the structure above the height of the first setback, namely 181 ft. 7 in., shall be constructed strictly in accordance with the design and plans filed in this appeal and shall comply with the zoning resolution in all other respects; that the architect shall make a return of the drawings in accordance with this resolution to this board for approval before submitting same to the superintendent of buildings; that all required permits shall be obtained within nine months and the work prosecuted to completion without suspension or unnecessary delay.

361-28-BZ.

APPLICANT—1325 Madison Avenue Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence to a business use.

PREMISES AFFECTED—341 Lexington avenue, Manhattan.

APPEARANCES—

For Applicant: Louis Israelson and Alfred J. Talley.

For Opposition: John P. Fox and F. H. Van Houton.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(361-28-BZ)

WHEREAS, 1325 Madison Avenue Corp., owner, filed, April 18, 1928, an application, under the building zone resolution, to permit in a residence district the alteration and change of occupancy in part from residence to a business use; premises 341 Lexington avenue, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting,

MINUTES

November 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Lexington avenue is in a residence and business district, East 40th street is in a residence district and East 39th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 9, 1928 (re Alt. Applic. No. 2343-27), reads:

"9. Proposed occupancy for business in a residential district is prohibited by Zoning Resolution, Art. II.";

and
WHEREAS, the existing building is of non-fireproof construction, four stories in height, with a frontage of 20 ft. and a depth of 42 ft. 1/2 in.; to be occupied for business purposes on the first and second stories and for dwellings above; and

WHEREAS, there exists on this same street front between the same intersecting streets several non-conforming uses; and

WHEREAS, the board deems that applicant has substantiated his basis of appeal under section 21 in view of the abutting and surrounding conditions.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations, and that the application be and it hereby is *granted*, only so far as it affects the first and second stories of these premises, *on condition* that the business use shall be restricted to retail mercantile stores or business, the conduct of which is permitted on all days, other than Sundays and legal holidays, with the exception of an apothecary or drug shop; that there shall be no manufacturing use or occupancy permitted on any part of the premises; that any advertising sign or display shall be restricted on the first story to the glass windows of the store front or flat wall panel signs, affixed to the building; that there shall be no sign or advertising display of any nature or description above the first story; that the design of the front elevation shall be restricted to the elevation drawing of record filed in this appeal, and that all permits required shall be obtained within six months and any work involved thereby shall be completed within one year from the date of this action.

369-28-BZ.

APPLICANT—Chas. Kreymborg & Son, for Lojo Realty Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7b and 7c of the building zone resolution, to permit in a residence district extending from a business district the erection of an apartment house with stores on the first story.

PREMISES AFFECTED—110-118 East 157th street and 745-759 Gerard avenue, The Bronx.

APPEARANCES—

For Applicant: Chas. Kreymborg.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION—

(369-28-BZ)

WHEREAS, Charles Kreymborg & Son, for Lojo Realty Co., Inc., owner, filed, April 19, 1928, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of an apartment house with stores on the first story; premises 110-118 East 157th street and 745-759 Gerard avenue, southwest corner, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting,

November 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 157th street is in an unrestricted and business district, Gerard avenue is in an unrestricted and residence district and River avenue is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 3, 1928 (re N. B. 218-28), reads:

"1. The proposed extension of store into the residence district is contrary to the provisions of the Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, six stories in height, with a frontage of 168 ft. and a depth of 105 ft.; to be occupied as an apartment house with stores on the first story, the stores being 100 ft. in the business district and 3 ft. into the residence district; and

WHEREAS, the board deems that applicant has substantiated his basis of appeal brought under sections 7b and 7c of the building zone resolution in that this development embraces the erection of an apartment house with stores on the first story, 100 ft. of which is to be in a business district and 3 ft. to extend into a residence use district; and

WHEREAS, the board is empowered under the rules of exception, sections 7b and 7c, to grant a variation of the building zone resolution under these circumstances.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, only so far as it affects the first story of these premises, restricted to within 103 ft. of 157th street on the westerly side of Gerard avenue, for the use of retail mercantile shops or stores, *on condition* that the southerly gable wall on the first story of the store use of these premises shall be unpierced; that there shall be no entrance from the interior of the stores to the apartment house; that any advertising displayed within the business use area shall be restricted to the plate glass show windows of the store front; that no projecting signs shall be permitted to be hung within the residence use area of the premises; that all permits required shall be obtained within nine months and all work involved thereby completed within eighteen months from the date of this action.

1258-22-BZ.

APPLICANT—Adam Held and Hermina Held, owners.

SUBJECT—Application for reopening (extension of time to procure permits) re application (decision of superintendent of buildings) to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Astoria avenue and 83rd street, Woodside, L. I., Queens.

APPEARANCES—

For Applicant: Harry T. Weeks.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION—

(1258-22-BZ)

WHEREAS, Adam Held and Hermina Held, owners, filed, October 25, 1922, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Astoria avenue and 83rd street, Woodside, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of appeals, at its regular meeting, July 17,

MINUTES

1923, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Astoria avenue is a business district and 83rd street is a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 4, 1922, in acting on N. B. App. No. 13706-22, reads:

"Public garage for more than five motor vehicles in a business district is prohibited by the Zone Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 25 ft. and a depth of 90 ft.; to be occupied as a garage for more than five motor vehicles; and

WHEREAS, the applicant has filed the duly acknowledged consents of the owners of 94 per cent of the property frontage deemed by the board to be affected; and

WHEREAS, this application was granted by the board at its meeting, July 17, 1923, and applicant requested an extension of time to complete the work which had been suspended and not completed within the time stipulated.

Resolved, that the board of appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, in view of the consents, *on condition* that all permits necessary for the prosecution of the work be obtained within six months and the structure completed within twelve months from the date of this action—November 13, 1928; that the front elevations of the building on Astoria avenue and 83rd street be finished with face brick and architectural terra cotta or stone trimmings; that no doorway on 83rd street, other than an emergency exit not exceeding three feet eight inches in width, is installed; that the occupancy of the garage be limited to twelve motor vehicles, and that the rear and gable walls be unpierced throughout their entire height and length.

1100-23-BZ.

APPLICANT—J. Edmund Byrne, for General Baking Co., owner.

SUBJECT—Application for reopening—consideration and extension of time—re application (decision of superintendent of buildings) to permit in a residence district erection and maintenance of an extension to an existing bakery building, and to be used in part as a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3240-3256 Bronx boulevard, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

.....	5
Negative	0
Absent	0

THE RESOLUTION—

(1100-23-BZ)

WHEREAS, J. Edmund Byrne, for General Baking Co., owner, filed, September 19, 1923, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of an extension to an existing bakery, part of which extension is to be used as a garage for the storage of more than five motor vehicles; premises 3240-3256 Bronx boulevard, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of appeals at its special meeting, February 29,

1924, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bronx boulevard and Rosewood street are in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 8, 1923, in acting on Alt. App. No. 431-23, reads:

"1. Garage unlawful, contrary to Zone Resolution."

and

WHEREAS, the existing building is of non-fireproof construction, two stories and basement in height, with a frontage of 194.16 ft. and a depth of 97.9 ft.; it is proposed to erect a two-story non-fireproof extension, 115 ft. by 145 ft. 2 in. in area; to be occupied: 1st story, garage for more than five motor vehicles and wagon storage; 2nd story, bakery and flour storage; and

WHEREAS, the board granted a variation on these premises; and

WHEREAS, the structure was not entirely completed within the time stipulated in the resolution.

Resolved, that the board of appeals does hereby *reaffirm* its variation in the application of the use district regulations of February 29, 1924, of the building zone resolution, and that the application be and it hereby is *granted on condition* that the proposed addition to existing building shall be erected fireproof, not to exceed one story in height above grade on Barker avenue; that the garage use and occupancy shall be restricted to basement or lower story; that there shall be no openings of any kind on Barker avenue other than windows, the sills of which shall not be less than 5 ft. above grade; that there shall be no vehicular entrance on Rosewood street; all windows shall be equipped with fixed sash, glazed with translucent glass, with not more than one ventilator to each opening; that the front walls on Barker avenue and Rosewood street shall be finished in front brick and architectural terra cotta or stone trimmings; that there shall be no flour storage allowed or maintained in this proposed extension, plans for which are on file in this case.

Resolved, further, that all permits necessary for the prosecution of the work shall be obtained and the building completed within one year from the date of this action.

491-27-BZ.

APPLICANT—Francis H. McGoldrick, owner.

SUBJECT—Application for reopening—modification—re application (decision of superintendent of buildings) under sections 7-e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—773-793 East New York avenue, Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Chairman read communication from applicant. Application reopened and resolution modified.

THE VOTE TO REOPEN AND GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

.....	5
Negative	0
Absent	0

THE RESOLUTION—

(491-27-BZ)

WHEREAS, Francis M. McGoldrick, owner, filed, May 5, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 773-793 East New York avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by

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the board of standards and appeals, at its special meeting, November 18, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East New York avenue, Lefferts avenue and Troy avenue are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered April 25, 1927 (App. No. 7336-1927), reads:

"Proposition contrary to the Zone Resolution, Art. II, Section 4a, 15.

"The erection of a garage for more than five motor vehicles in a business district.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 180 ft. and a depth of 90 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant was entitled to relief under sections 7e and 21 of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, November 18, 1927, on certain conditions, and applicant requested a modification of these conditions as to ventilators.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the structure shall be limited in height to a two-story building above grade and shall be constructed fireproof throughout; that the gable walls and rear wall, first story, shall be un-

pierced throughout their entire height and length; that a rear yard shall be provided at the level of the second tier of beams of not less than 10 ft. in depth for the entire width of the property; that the offset in the rear shall be equipped throughout with flat skylights, glazed with wire glass; that wall ventilators rigidly fixed to the rear wall of the second story shall be not less than 8 ft. in length, not more than 10 ft. apart, for the full width of the property; that any windows on the second story rear shall be glazed with translucent wire glass and each sash shall be equipped with not less than one ventilator; that the front elevation shall be finished substantially in accordance with the design filed in this appeal, of suggested gothic design and the material of the front shall be of light glazed architectural terra cotta, other than the plate glass show windows and the window openings of the front, which shall be subdivided substantially in accordance with the design submitted on this appeal; that there shall be no roof sign erected, and any advertising display on the front of the building shall be restricted to flat wall lettering and there shall be no sign on the front of the building other than one fixed electric projecting sign; that any gasoline storage equipment installed shall be located at the front of the building and not less than 40 ft. from the westerly line of the property; that all necessary permits shall be obtained within nine months and the work involved completed within one year from the date of this action.

Adjourned 4.15 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 13, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.

PETITIONS FOR VARIATIONS.

425-28-S.

PETITIONER—Klein & Kavanagh, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—207-209 East 120th street, Manhattan.

APPEARANCES—

For Petitioner: F. P. Kavanagh.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 4, 1928, at 2 p. m., on request of petitioner.

398-28-S.

PETITIONER—Hermis Press Corp. (The Morning Telegraph) for Louis Kissling, et al., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—814-826 Eighth avenue and 246 West 50th street, southeast corner of, Manhattan.

APPEARANCES—

For Petitioner: John O'Connor.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 18, 1928, at 2 p. m., on request of petitioner.

331-28-S.

PETITIONER—Joseph D. Nunan, Jr., for Studebaker Corporation of America, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—988-1000 Dean street and 895 Bergen street, Brooklyn.

APPEARANCES—

For Petitioner: Joseph D. Nunan, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 4, 1928, at 2 p. m., on request of petitioner.

529-28-S.

PETITIONER—Gimbel Brothers, Inc., lessee.

SUBJECT—Variation of the labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.

APPEARANCES—

For Petitioner: W. E. Winne.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 4, 1928, at 2 p. m., pending action by fire department.

420-28-S.

PETITIONER—Edgar C. Rowe Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—68-72 Washington street and 44 West street, Manhattan.

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APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 4, 1928, at 2 p. m., on request of petitioner.

445-28-S.

PETITIONER—Frank W. Fitzpatrick, for Prospective Cleaners and Dyers, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—1489 Park avenue, Manhattan.

APPEARANCES—

For Petitioner: Frank W. Fitzpatrick.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(445-28-S)

WHEREAS, Frank W. Fitzpatrick, for Progressive Cleaners and Dyers, Inc., owner, filed, May 15, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1489 Park avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 10, 1928 (Order No. 2937-LD), reads:

"A recent inspection of violation 2937-LD indicates that item 3—reading:

"Provide a second means of exit from the 2nd story of the two-story portion of building remote from interior stairway as per Section 271 of the Labor Law." has not been complied with."

and

WHEREAS, the building is non-fireproof, four stories in height, 19 ft. by 74 ft. in area on first and second stories and 19 ft. by 50 ft. in area above; OCCUPIED: cellar, dye and boiler room, 1 person; 1st story, store, tumbler room, benzine washroom, 4 persons; 2nd story, tumbler and pressing rooms, 8 persons; 3rd story, assorting, packing rooms, 8 persons; 4th story, pressing room, 5 persons; the means of EGRESS consist of an interior fireproof stairway, extending from the first story to the roof, enclosed in brick partitions with fireproof doors at the openings; a fire escape on the Park avenue front of the four-story section with counterbalanced stairs to street, and fireproof openings along the course of the fire escape, and a fire escape on the two-story section with proposed drop ladder to street; and

WHEREAS, the petitioner contends that the portion of the premises referred to is only two stories in height, occupied by three persons, with a horizontal exit leading into the adjoining portion of the building.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the petition be and it hereby is denied.

592-28-S.

PETITIONER—Samuel Rosenblum, for Skania Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—238 East 47th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum and F. L. Flygare.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(592-28-S)

WHEREAS, Samuel Rosenblum, for Skania Realty Co., Inc., owner, filed, July 5, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 238 East 47th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered June 29, 1928, reads:

"Before a certificate of occupancy can be issued on the above premises, the following objections must be removed:

"1. Provide a second means of egress in accordance with Section 273, Labor Law.

"2. Interior stairs must be extended to roof.";

and

WHEREAS, the building is non-fireproof, four stories in height, 23 ft. by 100 ft. 5 in. in area at first story and 23 ft. by 90 ft. 5 in. in area at second story and 23 ft. by 52 ft. in area above; OCCUPIED: 1st story, manufacture of furniture, 20 persons; 2nd story, show rooms, 4 persons; 3rd story, show rooms, 1 person; 4th story, dwelling; EXITS: an interior wooden stairway, extending from the first story to top story, and iron ladder leading to roof scuttle, enclosed in fire-retarding partitions with fireproof doors at openings; rear party wall balconies at third and fourth stories connecting with the building adjoining at west; ROOFS of adjoining buildings: same level at west; 10 ft. higher at east; and

WHEREAS, the petitioner claims that no manufacturing is done above the first story; that there is egress from first story to street through a hallway enclosed in fireproof material; furthermore, the petitioner proposes to provide an exit door in the west wall of first story at rear leading to adjoining yard at west, thence through hall of tenement house direct to the street.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the petition be and it hereby is denied.

543-28-S.

PETITIONER—Philip Rhineland, for Wm. V. B. Kip, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—48-50 West 21st street, Manhattan.

APPEARANCES—

For Petitioner: Frederick R. Craig.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(543-28-S)

WHEREAS, Philip Rhineland, for William V. B. Kip, owner, filed, June 18, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 48-50 West 21st street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, Nos. 36098-LD, 36101-LD, 36096-LD, 36092-LD, 36091-LD and 36102-LD, read:

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"Arrange iron bars on windows on south side of building so as to be readily movable from both sides in such manner as to afford the free and unobstructed use of such windows for purposes of egress as per Section 272 of the Labor Law."

and

WHEREAS, the building is fireproof, twelve stories in height, 50 ft. by 100 ft. in area on the first story and 50 ft. by 82 ft. in area above; OCCUPIED: cellar, office furniture; 1st story, woolen and cotton goods, 11 persons; 2nd story, manufacture of rayon yarns, 14 persons; 3rd story, knitted goods manufacturing, 9 persons; 4th story, salesroom for leather novelties, 8 persons; 5th story, manufacture of leather goods, 15 persons; 6th story, lithographing, 14 persons; 7th story, vacant; 8th story, manufacture of lamp shades, 19 persons; 9th story, manufacture of childrens' dresses, 22 persons; 10th story, manufacture of yarns, 12 persons; 11th story, vacant; 12th story, manufacture of ladies' dresses and embroideries, 31 persons; means of EGRESS consisting of an interior fireproof stairway, extending from the first story to the roof, enclosed in fireproof partitions, fireproof doors at openings; an exterior iron stairway on the rear of the building with fireproof doors to the openings thereof, with gooseneck ladder to the roof; there is one window on each story adjoining the exit to the exterior iron stairs which is protected by iron bars; and

WHEREAS, the petitioner contends that the barred window does not open upon any part of the fire escape and that the bars are placed there for protection against robbery.

Resolved, that the orders of the fire commissioner be and they hereby are affirmed, and that the petition be and it hereby is denied.

606-28-S.

PETITIONER—Schwartz & Gross, for Louis Security Corp., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—576-582 Eighth avenue, east side, 39 feet 10 inches north of West 38th street, Manhattan.

APPEARANCES—

For Petitioner: Alfred Tearle.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(606-28-S)

WHEREAS, Schwartz & Gross, for Louis Security Corp., owner, filed, July 12, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 576-582 Eighth avenue, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered June 27, 1928 (N. B. No. 29-1928), reads:

"3. Plate glass lights in excess of 720 sq. inches in area are unlawful. Sec. 264, subdivision 7c, Labor Law. Construction of windows must comply with the requirements of Rule 503 of the Industrial Code."

and

WHEREAS, the building is fireproof, twenty stories in height, 52 ft. 3¼ in. by 63 ft. 11¼ in. in area; OCCUPIED: cellar, boiler room and storage, 55 persons; 1st story, stores and mezzanine, 55 persons; 2nd to 20th stories, show rooms and manufacturing, 30 persons per story; means of EGRESS consist of one interior fireproof stairway and one fire tower; the building is EQUIPPED with a sprinkler system; there are windows on the first, second and third stories in which the area of glass exceeds 720 sq. in.; and

WHEREAS, the petitioner proposes to arrange the windows so that they will be stationary and part pivot sash and to construct the frames of fireproof material, glazed with ¼-inch clear plate glass; the maximum openings to be 7 ft. by 8 ft. on the first story and 4 ft. by 6 ft. on the second and third stories, and contends, further, that the building in all other respects will conform to the requirements of the labor law.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the three lower stories of the street front, on condition that the openings on the northerly side of the first three stories be equipped with approved metal frames and sash, glazed with ¼-inch polished plate glass, and that no light of glass on the second or third story shall exceed a width of 4 ft., and that the requirements of the labor law be complied with in all other respects.

494-28-S.

PETITIONER—Samuel Rosenblum, for Orvista Realty Co., Inc., owner.

SUBJECT—Application for reopening—re modification of resolution—variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—115 West 54th street, Manhattan.

APPEARANCES—

For Petitioner: Samuel Rosenblum.

ACTION OF BOARD—Petition reopened and granted on condition.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....	5
Negative	0
Absent	0

THE RESOLUTION—

(494-28-S)

WHEREAS, Samuel Rosenblum, for Orvista Realty Co., Inc., filed, May 31, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 115 West 54th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered May 25, 1928, reads:

"With reference to your application for Certificate of Occupancy we beg to advise you that the following objections must be removed before the Certificate can be issued:

"1. Interior stairs of building must be extended to roof, Section 271, Labor Law.

"2. A second means of exit must be provided from every floor, Section 271 Labor Law."

and

WHEREAS, the building is non-fireproof, three stories (36 ft.) in height, 25 ft. by 95 ft. in area at first story and 25 ft. by 40 ft. in area above; OCCUPIED for the manufacture of picture frames: 1st story, 3 persons; 2nd story, 7 persons; 3rd story, 5 persons; EXITS: an interior wooden stairway, extending from the first story to top story (with iron ladder to scuttle in roof), enclosed in fire-retarding partitions on the first story and in wood board above, with wood doors at openings; a fire escape on the rear of the building, having unprotected openings along the course thereof, extending from the third story to the roof of the first story extension; EGRESS from the termination of the fire escape by means of an iron stair leading to the balcony of the four-story building to the east, and, also, by means of a ladder at the rear of the extension roof leading to the rear yard, then by means of door in the fence opening to yard of premises to rear; ROOFS of adjoining buildings: to east, two stories higher; to west, same level; and

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WHEREAS, this petition was denied by the board at its meeting, October 9, 1928, and petitioner requested a re-opening of the case and proposed to provide a fire escape on the front of the building.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that a 60-degree fire escape at window sill level be provided on the front at west end with drop ladder in guides from the second floor balcony to the street, all openings to be fireproofed with a casement door and steps to sills on each story, and that a double-rung ladder be provided to a 2 ft. by 3 ft. scuttle in roof within the stairway enclosure, and that the occupancy shall not exceed twelve persons above the first story.

591-28-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Friedman & Friedman, owners.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—1368-1370 DeKalb avenue, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Absent 0

THE RESOLUTION—

(591-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Friedman & Friedman, owner, filed, July 5, 1928, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 1368-1370 DeKalb avenue, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated January 20, 1928, read:

"Order No. 31710-LD:

"1. Extend the interior stairway from 2nd to 3rd story and from 4th story to the roof as per Sec. 271 of the Labor Law.";

and

"Order No. 31711-LD:

"1. Arrange bars on windows on 1st story, east, west, north and south sides, so as to be readily movable or removable from both sides in such manner as to afford the free and unobstructed use of such windows for purposes of egress, as per Sec. 272 of the Labor Law.";

and

WHEREAS, the building is non-fireproof, four stories in height, 40 ft. by 95 ft. in area; OCCUPIED: cellar, stock room; 1st story, packing and pressing, 12 persons; 2nd and 3rd stories, manufacture of underwear, 45 persons on each story; 4th story, cutting, 8 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an open interior wooden stairway, extending from the cellar to second story and from third story to fourth story; a fire escape on the front of the building, having fireproof openings along the course thereof, extending from the sidewalk to top story; two exterior iron stairways on the north side of building, having fireproof openings along the course thereof, extending from the ground to top story; the westerly stairway has gooseneck ladder to roof; the easterly stairway is enclosed with corrugated iron; ROOFS of adjoining buildings: same level at south; vacant lot at north; and

WHEREAS, the petitioner claims that the present tenant

occupied the upper portion since 1913 and the entire building since 1918; also that the exits are adequate; as to Order No. 31711-LD, that there are five windows on the west side, ten windows on the north side, six windows on the east side and two windows on the south side affected by the order; that the barred windows are 7 ft. 3 in. to 13 ft. above the ground level and therefore would not be used as an exit; furthermore, there is a double door opening about 40 ft. in width at first story leading directly to the street.

Resolved, that the orders of the fire commissioner be and they hereby are *affirmed*, and that the petition be and it hereby is *denied*.

602-28-S.

PETITIONER—Croker Natl. Fire Prev. Eng. Co., for Jerome Bed Co., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—288-290 Logan street, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Deputy Chief Martin..... 5

Negative 0

Absent 0

THE RESOLUTION—

(602-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Jerome Bed Co., owner, filed, July 9, 1928, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 288-290 Logan street, Borough of Brooklyn; and

WHEREAS, the orders of the fire commissioner, dated March 13, 1928, read:

"Order No. 33840-LD:

"1. Enclose the interior stairway on the south side east end of building 288 Logan Street with partitions of fire resisting material. Said enclosure to extend from 1st story to the underside of the roof beams constructed as per Section 271 of the Labor Law and Rule 6, Board of Standards and Appeals adopted February 23, 1927.";

and

"Order No. 33842-LD:

"2. Provide safe egress from termination of fire escape on west side, as per Rule 13, Board of Standards and Appeals, adopted February 23, 1927.

"3. Arrange wire screens on windows 1st story, east side so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for purpose of egress, as per Section 272 of the Labor Law.";

and

WHEREAS, the building is of frame, non-fireproof construction, four stories in height, 49 ft. by 100 ft. in area on the first story and 49 ft. by 60 ft. above; OCCUPIED: cellar, boiler room and storage of iron piping and angles; 2nd story, assembling beds, 10 persons; 3rd story, tailors, men's clothing, 23 persons; 4th story, vacant at present only; the means of EGRESS consist of an interior stairway, extending from the basement to the roof, enclosed in brick partitions with fireproof doors at openings; the interior stairway extending from the first story to second story, enclosed in board partitions; a fire escape on the rear of the building running to the roof of the second story extension with proposed drop ladder in guides to open passageway on the southerly side leading to street; and

WHEREAS, petitioner contends that the premises is divided into two sections with openings in the fire wall protected

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by self-closing fireproof doors and that the stairway referred to is an accommodation stairway running from the first story to second story and is not one of the required means of exit; that there are three means of egress from the first story; that the petitioner proposes to provide a sliding drop ladder in guides from the easterly side of extension roof; that the wire screenings referred to are on the first story of both sections; that they are chicken wire screening only, held in place by a few staples nailed to the window frames and are placed there to prevent breakage by children of the neighborhood; that there is a doorway leading directly to the street and two other means of egress from this floor.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item No. 1 of Order No. 33840 and Item 2 of Order No. 33842, only so long as the first and second stories of the premises remain in single operation and tenancy, and *on condition* that the existing stairs be maintained in accordance with the existing rules of the board of standards and appeals, and *on condition* that a standard labor law fire escape be provided on the front of the building of section 288; *denied*, as to Item 3 of Order No. 38342, and *granted* so long as conditions as to occupancy and use remain unchanged and the building be not increased in height or area.

APPLIANCES SUBMITTED FOR APPROVAL.

922-26-SA.

PETITIONER—Harry P. Jaenike, for Elma U. Dougherty, Frederick E. Loescher, owners.

SUBJECT—Approval of Da-Lo-Ja Pressure Reducing Valve.

APPEARANCES—

For Petitioner: Harry P. Jaenike and Frank W. Fitzpatrick.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to November 27, 1928, at 2 p. m., for consideration by Chief Kenlon.

115-27-SA.

PETITIONER—Even-Heat Oil Burner Corporation.

SUBJECT—Even-Heat Oil Burner, approval of.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Negative 5
Absent 0

663-28-SA.

PETITIONER—James H. Manney, for Williams Oil-O-Matic Heating Corp., owner.

SUBJECT—Approval of Dist-O-Matic Oil Burner.

APPEARANCES—

For Petitioner: James H. Manney.

ACTION OF BOARD—Chairman read report of committee. Report of committee adopted and appliance approved.

THE VOTE TO ADOPT REPORT AND APPROVE APPLIANCE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Negative 5
Absent 0

THE RESOLUTION—

(663-28-SA)

WHEREAS, James H. Manney, for the Williams Oil-o-matic Heating Corp., filed, August 11, 1928, a petition with the board of standards and appeals for approval of their device known as the Dist-o-matic Oil Burner; and

WHEREAS, a committee of the board inspected this device in operation at 2454 Grand Concourse, Borough of The Bronx, and recommended the approval of the device.

Resolved, that the board of standards and appeals does hereby *approve* the device known as the Dist-o-matic Oil Burner for use with fuel oil of from 38 to 42 Baume, 135 degrees to 190 degrees Fahrenheit flashpoint in domestic and commercial installations.

Adjourned 6.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

APPLIANCES

FUEL OIL PUMPS

Approved by the Board of Standards and Appeals

Name of Pump	Calendar No.	Name of Pump	Calendar No.
American Marsh Duplex.....	638-25-SA	Marsh Fuel Oil Pump.....	1050-23-SA
American Marsh Simplex.....	639-25-SA	McGowan Horizontal Duplex Fuel Oil Pump..	936-23-SA
Ballard Duplex Electric Driven Pump Set....	1413-22-SA	M. D. Rotary.....	52-27-SA
Beach Russ Co. Rotary.....	1134-22-SA	Milwaukee Piston Rotating Port Pump.....	763-25-SA
Blackmer Rotary.....	935-24-SA	Monroe Oil Pump.....	658-26-SA
Blake & Knowles Horizontal Simplex Piston Pattern Pump.....	372-21-SA	Northern Rotary.....	1396-24-SA
Century Rotary.....	908-21-SA	Quimby Screw Pump... ..	1193-21-SA
Cook Electric Oil Pump.....	603-25-SA	Ray Rotary.....	588-25-SA
Davidson	590-21-SA	Rotary Pressure Pump.....	1060-25-SA
Dean Bros. Durable Duple.....	840-22-SA	Rotary Vacuum Pump.....	513-25-SA
Deming Double Oscillating Force Pump.....	458-27-SA	Tate-Jones	492-21-SA
Enterprise Oil Pump.....	11-28-SA	Teesdale Automatic Booster Fuel Oil Pump..	1279-25-SA
Exeter Rotary.....	507-22-SA	Viking	438-21-SA
Gould Hand Rotary.....	1133-25-SA	Warren Oil Pump.....	1169-23-SA
Gould Triplex Plunger.....	257-22-SA	Worthington Duplex Double-Acting Steam Pump	184-22-SA
Kinney Rotating Plunger Pump.....	503-24-SA	Worthington Show Model Duplex.....	194-24-SA
Leiman Rotary.....	95-24-SA		

RULES

FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1927; Amended November 1, 1917, and Feb. 3, 1922.

Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations. In garages, motor vehicle repair shops and all selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth ($1/200$) part of the span.

Rule 2: Wood Joisted Floor Construction. Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

Rule 3. Floor Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations

(a) Seven-eighths ($7/8$) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ($2\frac{1}{2}$) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ($1/4$) of one (1) per cent of steel mesh.

(b) Two and one-half ($2\frac{1}{2}$) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

Rule 4. Ceiling Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ($1/2$) inch plaster boards, or three-eighths ($3/8$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ($1/4$) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($3/4$) inch thick.

Rule 5. Attachment to Ceiling. Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

Rule 6. Openings in Fire-Retarding Floors. Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

Rule 7. Columns. All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

Rule 8. Girders. All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

Rule 9. Shaft Enclosures. Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($3/4$) of an inch thick;

(b) Two by four inch wood studs placed not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($7/8$) inch wood sheathing, one-half ($1/2$) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($7/8$) inch wood sheathing, two thicknesses of one-quarter ($1/4$) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one-inch lapped seams.

PUBLIC HEARING

PROPOSED AMENDMENTS TO FUEL OIL RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, November 23, 1928, at 2 p. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules.

Matter in *italics* is new. Matter in brackets [] to be omitted.

Rule 1. Definition.

For the purpose of these rules the following terms shall be interpreted in accordance with these definitions.

DISCHARGE LINE shall be the line between the discharge outlet of the pump and the burner oil inlet connection.

FIRM FOUNDATION: A firm foundation is one which will carry the maximum load to which it will be subjected without exceeding the safe bearing capacity of the soil.

FIRE RETARDING MATERIALS:

(a) One-half ($\frac{1}{2}$) inch plaster boards or asbestos board, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or

(b) Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.

FILL LINE is the line between the fill box and the fill pipe connection in the storage tank.

FUEL OIL, any liquid mixture, substance or compound, derived from petroleum, which does not emit an inflammable vapor below a temperature of 125° F. when tested in a Tagliabue open cup tester (Chapter X Article I Code of Ordinance).

GAUGING DEVICE: A means by which the level of the oil in a storage tank may be indicated.

HEATERS: A device for heating fuel oil for the purpose of decreasing the viscosity.

OIL BURNER: A device designed for the purpose of burning fuel oil.

OVERFLOW PIPE: A pipe which conveys by gravity the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

RELIEF VALVE: A valve held shut by a spring or other means to automatically relieve pressure in excess of its setting.

REMOTE CONTROL: A hand, electric or mechanically operated device to the oil supply shut off.

RETURN LINE: A line for the purpose of conveying by-passed oil to a storage tank.

SWING JOINT: A connection made in a pipe line by means of a combination of fittings so that the tank can settle naturally without breaking the line or impairing the efficiency of the connection.

SUPPLY LINE: That portion of the line between the storage tank and the oil pump inlet connection. Where a pump is not used it shall be that portion of the line between Storage Tank and the burner oil inlet connection.

SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.

SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.

[The term "fuel oil" under these rules shall include any liquid or mobile mixture, substance or compound derived

from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

(a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.]

OILS NOT PERMITTED:

Oils derived from or including petroleum that have a flashpoint below a temperature of 125 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

[(d) Where the Use of Grade B Fuel Oil Is Permitted.]

FUEL OIL:

[Grade B] Fuel Oil, within the meaning of these rules, having a flashpoint between 125 degrees and 150 degrees may be used for domestic heating in buildings occupied by not more than two (2) families and in tenement houses and commercial plants. If used in tenement houses or commercial plants, a certificate of fitness for the operator of the plant will be required as per Rule 15.

[(e) Where Grade A oil is used in place of Grade B oil in domestic installations it may be used under the requirements for Grade B installations.]

DEVICES:

[(f)] No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

Rule 2. Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks *except as otherwise provided in these rules.*

Rule 3. General Location of Tanks for Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway and, if practical, tanks shall be placed in a lower position than the roadbed of the subway.

Rule 4. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

[Subdivision A. Grade A Fuel Oil.]

Section 1. Inside of Buildings Above Ground.

(a) **OVER 275 GALLONS CAPACITY.** Where tank cannot be buried as required in subdivision c of this rule,

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storage tanks exceeding 275 gallons capacity, or any part of such tanks, when located above the floor level of the lowest story of any building shall each be placed in an enclosure of inside dimensions of 6 inches greater on all sides than the outside dimensions of the tank. The walls of the enclosure shall be constructed of concrete not less than 6 inches in thickness or 8 inches in thickness of brick masonry. The walls shall be carried up to a height not less than 12 inches above the top of the tank and the space between the tank and the walls and top of the enclosure shall be filled with sand or well tamped earth. Enclosure shall not be constructed until after tank inspection is made.

(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space between the tank and the walls and roof of the enclosure shall be completely filled with dry upland sand or earth well tamped.]

(b) Not more than one tank shall be placed in an enclosure.

(c) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "d."

(d) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

(e) 275 GALLONS CAPACITY AND LESS. Storage tanks of 275 gallons capacity and less may be installed in the lowest story so that the bottom of tank shall not be more than 2 feet above the burner oil inlet connection. The tank shall be set on and firmly anchored to a concrete or rock base which base shall be equivalent in weight to at least 13 cubic feet of concrete. Not more than one tank shall be permitted for any one building.

(f) OVER 275 GALLONS CAPACITY. Storage tanks exceeding 275 gallons capacity shall be buried below the level of the lowest floor and below the level of the burner oil inlet connection except where the burial of tanks below the level of the burner oil inlet connection is impractical:

(a) by reason of rock or water conditions.

(b) where the bottom of the tank will be below the level of the foundation footing and where the angle of repose cannot be maintained as certified by the Superintendent of Buildings.

Under conditions (a) and (b) a syphon breaking device provided for in these rules shall be used and the tank shall be placed at the lowest practical level. The top of the tank shall be protected by not less than 12 inches of sand or dry earth or 4 inches of concrete. Tanks shall be placed on firm soil and surrounded with soft earth or sand.

[Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its

capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Subdivision A, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of sary to prevent floating, tanks shall be securely anchored. horizontal outline of tanks in all directions. Where neces-

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.]

Section [3] 2. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth (1¼) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter (1¼) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the concrete which shall extend at least one foot beyond the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter (1¼) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

Section [4] 3. Outside of Buildings Below Ground.

(a) Tanks buried outside of buildings below ground shall have the top of the tanks not less than 2 feet below the surface of the ground and below the level of the burner oil inlet connection to which the tanks may be connected, except where the burial of tanks below the level of the burner oil inlet connection to which the tank may be connected is impractical:

(a) by reason of rock or water condition.

(b) where the bottom of the tank will be below the level of the foundation footing and where the angle of repose cannot be maintained as certified by the Superintendent of Buildings.

Under conditions (a) and (b) a syphon breaking device provided for in these rules shall be used.

[(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with

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soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

Subdivision B. Grade B Fuel Oil.

Section 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When not buried and located inside of a building they shall be placed on the lowest floor level and shall be enclosed in four inches of terra cotta or eight inches of approved masonry, and the aggregate capacity of such storage tanks shall not exceed 275 gallons.

(b) Tanks, when buried, shall be placed with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm soil foundation.

(c) Tanks shall be set on firm soil and surrounded with soft earth or sand and shall be completely encased with (6) inches of concrete, where soil conditions require.

(d) Where in the opinion of the Fire Commissioner extreme difference of grade or soil conditions would work a hardship an anti-syphon valve or other mechanical device to prevent syphoning approved by the U. S. Bureau of Standards, Fire Underwriters Laboratories or other laboratory recognized by the Board of Standards and Appeals, may be used.]

Section 4. Capacity.

The total storage capacity of fuel oil with flashpoint between 125 degrees and 150 degrees F. shall not exceed 1,100 gallons.

Rule 5. [Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.]

[Section 1.] Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ($1\frac{1}{2}$) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ($\frac{1}{4}$) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ($1\frac{1}{2}$) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

Rule 5A. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanket-ing gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ($\frac{1}{2}$) inch in size. The boilers

shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than 1 quart capacity or other equivalent fire extinguishers for extinguishing oil fires.

Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$ in. shell, $\frac{1}{4}$ in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$ in. shell, $\frac{5}{16}$ in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$ in. shell, $\frac{3}{8}$ in. heads.

Tanks over 120 inches in diameter to be of $\frac{3}{8}$ in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used, they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell $\frac{1}{4}$ in. thick, $\frac{5}{8}$ in. diameter rivets $2\frac{1}{4}$ in. pitch.

In shell $\frac{5}{16}$ in. thick, $\frac{3}{8}$ in. diameter rivets $2\frac{3}{8}$ in. pitch.

In shell $\frac{3}{8}$ in. thick, $\frac{3}{4}$ in. diameter rivets $2\frac{1}{2}$ in. pitch.

Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than $\frac{5}{16}$ of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be $\frac{5}{8}$ of an inch in diameter and spaced not more than $2\frac{1}{4}$ inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides

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of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

Section 3. Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be $\frac{1}{4}$ inch and the minimum thickness of roof plates $\frac{1}{8}$ inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than $\frac{3}{16}$ inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For $\frac{3}{16}$ inch heads, $1\frac{3}{4}$ inch flange.

For $\frac{1}{4}$ inch heads, 2 inch flange.

For $\frac{5}{16}$ inch heads, 2 inch flange.

For $\frac{3}{8}$ inch heads, $2\frac{1}{4}$ inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

Rule 7. Tests of Tanks for the Storage of Fuel Oil.

Tanks and piping to burner shall be tested hydrostatically at a pressure, except as otherwise stated, of not less than 10 pounds per square inch. Those parts subjected to a pressure exceeding 10 pounds per square inch shall be tested at a pressure of not less than $1\frac{1}{2}$ times the maximum pressure to which it is subjected. The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. When there is danger of freezing, tanks and piping may be tested with oil provided the installation is complete and the pressure applied at the burner end of the supply line. There shall be no fire or flame in the room or rooms in which the test is being conducted. All tests shall be conducted in the presence of a representative of the Fire Commissioner and shall be continued for thirty minutes.

The contractor shall furnish all the necessary equipment for conducting the tests.

PUBLIC HEARING

[Section 1. Inside of Buildings Above or Below Ground or Outside of Buildings Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic or air test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

(c) Tanks when subjected to an air pressure test shall be equipped with a safety relief valve set at not more than 32 lbs. per sq. in., and the air compressor device employed in the air testing of the tank shall be of low pressure type, equipped with an automatic pressure regulator set at not less than 35 lbs.

Section 2. Horizontal Tanks Outside of Building, Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic or air test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic or air test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 or 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.]

Rule 8. Piping for Fuel Oil.

Section 1. Installation of Piping.

(a) Piping shall be run in a substantial and workmanlike manner and provision made for expansion, contraction and settlement. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. Where the top of the tank is below the level of the burner oil inlet connection, the supply line from the tank shall be run above the level of the bottom of the tank so as to prevent syphoning. Cross connections permitting gravity flow from one tank to another are prohibited. All pipes connected to tank except measuring well or gauge pipe shall be provided with double swing joints at tank. All threaded joints shall be made tight with litharge and glycerine or equivalent suitable pipe compound.

[(a) Piping shall be run as directly as practicable without sags, and, except as provided in Rule 11A, e, shall be laid so that where practicable pipes shall pitch toward the

supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.]

Section 2. Type and Material

(a) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ($\frac{1}{2}$) inch inside diameter shall be permitted; except that for Grade B oil $\frac{1}{4}$ -inch diameter pipes may be used.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

Section 3. Tests for Piping. [Grade A.]

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ($1\frac{1}{2}$) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

[Section 3a. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.]

Section 3a. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes, when required, shall be not less than one size larger than supply pipe.

Section 4. Relief Valves.

[(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than $\frac{1}{2}$ in. by $\frac{1}{2}$ in., of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with

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the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.]

(a) *Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve. The relief line shall be returned to storage tank or to supply line near pump. There shall be no shut-off valves in the relief line.*

(b) *All heaters shall be provided with a relief valve to prevent excessive oil pressure.*

(e) *Relief valves shall be set to discharge at not more than $1\frac{1}{2}$ times the maximum working pressure of the system.*

Syphon Breaking Devices—Syphon breaking devices, where permitted, shall be constructed in such a manner that the admission of air at any point in the supply line will break the syphon. Where installed, such a device shall not be accepted until it has been effectively demonstrated in the presence of a representative of the Bureau of Fire Prevention.

Section 5. Fill Pipes.

(a) *Each tank shall be provided with a separate fill pipe which shall be carried below the discharge line in the tank or otherwise trapped to prevent escape of oil vapor. The fill pipe shall be made up with screwed or flanged fittings securely held in place and shall be oil tight. Each fill pipe shall be provided with a receiver terminal or fill box or casing provided with means for locking and located as remote as practicable from any building opening or subway grating. Where the fill box terminal is below the level of the top of the tanks, the fill pipe shall terminate at the top of the tank; a check valve and a gate valve shall be installed in the fill box terminal (at the tank).*

[(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) The fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) The fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.]

Section 6. Vent Pipes.

(a) An open, galvanized or painted iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ($1\frac{1}{4}$) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direc-

tion of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

Section 7. Return [Pipes] Line from Burners.

Return lines from burners, where [necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank.] used, shall not be smaller in diameter than the discharge outlet from the pump. They shall be connected into the supply line near the pump or into the storage tank without shut-off valve in the return line. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

Rule 9. Valves and Control of Flow for Fuel Oil.

[Subdivision A. Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

Subdivision B. Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) A remote control for shutting off the supply of oil to the burners shall be provided.

(c) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve.]

(a) *In all installations a shut-off valve shall be provided at or on each burner. Where the top of the storage tank is located above the oil inlet connection to the burner a shut-off valve shall be provided in the supply line inside the building as near the tank as practicable.*

(b) *In systems where either steam or air is used for atomizing the oil, the oil and atomizing supply shall be interlocked so that in case of interruption of the atomizing supply, the oil will immediately be cut off.*

Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure

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This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

Rule 10. Oil Level Indicating Device for [Grade A] Fuel Oil.

[A test wall or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.]

(a) Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of fuel oil or vapor. Test wells shall not be permitted in tanks located inside the building. Test wells when located outside the building shall be capped oil tight and kept closed when not in use.

Rule 11. Pumps for Fuel Oil.

[Subdivision A. Grade A Fuel Oil.]

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps, except as otherwise stated in these rules.

[Subdivision B. Grade B Fuel Oil.]

[(a)] (f) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(g) Where a pump is part of a burner unit and is used for atomizing purposes, an additional approved pump may be used without the disconnection of the unit.

[(b)] Pumps shall be of approved design as described in Rule 11A (a).]

Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.

Where an approved burner unit includes a pump as part of the unit, said pump or burner may be disconnected and used in conjunction with any other approved burner or pump.

A remote control shall be provided whereby the flow of oil to the burner can be stopped and such control shall be located either inside or outside the entrance to the room in which the burner is located and as close to such entrance as practicable.

Installations in which burners are located on different floors of a building and are supplied with oil from the same source, a remote control shall be provided on each floor on which burners are located. This remote control to be such that its operation will stop the flow of oil to all burners on that particular floor, and such control shall be located either inside or outside an accessible entrance to the floor or room containing the burners as close to the entrance as practicable.

The damper shall be so constructed that it cannot completely cut off the passage of the flue gases at any time.

Adequate ventilation at least equivalent to area of the smoke pipe at the point where it enters the flue shall be provided in all rooms in which burners are installed.

Rule 13. General Devices for [Grade A] Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

Rule 15. Operation of Plant Other Than Domestic Installation Using [Grade A] Fuel Oil.

No fuel oil burning plant, other than domestic installations, shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

[This certificate of fitness will be required for all Grade A installations, and Grade B installations in dwellings for more than two families and in commercial plants. This requirement as to Grade A installations shall not apply to dwellings of less than three families equipped with Grade B installations using Grade A oil.]

Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil installation shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

Rule 17. Auxiliary Tanks for [Grade B] Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

(d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than the enclosure.

Rule 18. Pilot Light.

Automatic systems unless electrically ignited shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

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Rule 19. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device to be installed may generate.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

Rule 20. Fire Protection [for Grade A and B oil in Domestic Installations] in dwellings, [occupied by not more than two families and in] old [law tenements occupied by three or more families in] and new law tenements, [and in] commercial and industrial plants.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied exclusively by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace or boiler shall be covered with approved fire retarding material and the ceiling, except it be of fireproof construction, and within two (2) feet of the top of the furnace or boiler, shall be protected with approved fire retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace or boiler, except that when the top of furnace or boiler is within six (6) inches of a combustible ceiling the ceiling shall be protected with two layers of approved fire retarding material with one inch air space between layers, and any combustible ceiling, partition or other combustible material within nine (9) inches of any smoke pipe shall be covered with approved fire retarding material extending at least one (1) foot beyond each side of the smoke pipe. [In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing fireproof doors.]

(c) In old and new law tenement houses, [or in] commercial and industrial plants [the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard only, and shall be ventilated to the outer air.] of non-fireproof construction the heating apparatus and oil burning device shall be located in an enclosure, the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with any opening therein protected with self-closing fireproof door the sill of which shall be not less than twelve (12) inches above boiler room floor level; and the ceiling of the enclosure if not of fireproof construction shall be protected with approved fire retarding material, except that when the top of the furnace or boiler is within twelve (12) inches of a combustible ceiling,

the ceiling shall be protected with two (2) layers of approved fire retarding material with one (1) inch air space between layers, any vertical openings extending in the boiler room proper to be protected with self-closing fireproof doors and four (4) inch partition of approved fireproof material, said enclosure shall be ventilated to the outer air. Any smoke pipe within eighteen (18) inches of a combustible ceiling, partition, or other combustible material, the ceiling, partition, or other combustible material, shall be protected with approved fire retarding material extending at least one (1) foot beyond each side of the smoke pipe. All vertical openings in old law tenement houses shall be protected in cellar with fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors.

(d) In new law tenement houses, commercial and industrial plants of fireproof construction the heating apparatus and oil burning device shall be located in an enclosure constructed of fireproof material not less than four (4) inches in thickness with any opening therein protected with self-closing fireproof door, said enclosure shall be ventilated to the outer air.

(e) Furnished room houses, boarding houses and non-housekeeping apartments, dormitories and day nurseries and similar occupancies with not more than ten (10) sleeping rooms, also convents, rectories, monasteries and churches, the fire protection shall be the same as that required for dwellings occupied exclusively by not more than two families.

(f) Dwellings occupied by not more than two (2) families and stores the occupancy of which is considered hazardous and requires a permit from the fire department, except stores for which a permit is required for the use and operation of soda water fountains, furnished room and boarding houses, non-housekeeping apartments, dormitories, day and night nurseries, with more than ten (10) sleeping rooms and similar occupancies, the fire protection shall be the same as that required for old law tenement houses.

[Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.]

(g) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

Rule 21. Systems Prohibited [Where Grade B Fuel Oil Is Used.]

The use of auxiliary tanks between pump and burner unit of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or force systems, are prohibited. Pressure in storage tanks for the purpose of discharging oil are prohibited.

Rule 22. Use of [Grade A or Grade B] Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner.

WILLIAM E. WALSH, Chairman
WILLIAM J. O'GORMAN, Secretary.

PROGRESS REPORT

DOCKET		DISPOSITION OF CASES	
Cases pending December 31, 1927.....	669	Withdrawn	192
Cases filed up to November 14, 1928.....	869	Dismissed	67
Restored to calendar.....	75	Denied	246
		Granted	2
		Granted on condition.....	477
		Appliances approved.....	39
		Appliances dismissed, disapproved or withdrawn....	25
		Rules approved	3
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	195	Requests to reopen granted.....	169
Requests to amend.....	37	Requests to reopen denied.....	25
Requests for modification.....	15	Requests to amend granted.....	36
Requests to rescind.....	4	Requests to amend denied.....	0
Requests for extension of time.....	36	Requests for modification granted.....	12
Requests for extension of permit.....	12	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	4
Requests for approval of plans.....	28	Requests to rescind denied.....	0
Administrative requests	0	Requests for extension of time granted.....	34
Requests for interpretation.....	5	Requests for extension of time denied.....	2
Total	1945	Requests for extension of permit granted.....	11
Disposed of.....	1383	Requests for extension of permit denied.....	1
Cases pending November 14, 1928.....	562	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	27
		Plans disapproved	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn....	0
		Interpretations	5
		Requests withdrawn or dismissed.....	3
		Total	1383

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessces in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,

Room 1001, Municipal Building,
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OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary.

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, November 27, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, December 4, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman,

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DOCKET.

New Cases Filed up to November 21, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
896-28-BZ.....	B.B.M....	412 Ninth ave., Man., N. B. 198-28
895-28-S.....	F.D.....	860 DeKalb ave., Bklyn., L. D. 37429
894-28-BZ.....	B.B.B....	Southeast corner of Foster ave. & Rogers ave., Bklyn., Applic. 18431-1928
893-28-A.....	F.D.....	402-410 W. 14th st., Man., F-32798
892-28-A.....	F.D.....	260 Beach 84th st., Hammels, Rockaway, Q., L. C. 19507
891-28-BZ.....	B.B.Q....	25-11 Van Cortlandt ave., Ridgewood, Q., N. B. 9294-1928
890-28-SA.....	F.D.....	Allens 2½-Inch Type "A" Angle Valve for 150 Pounds, Appliance
889-28-BZ.....	B.B.Bx...	West side of Webster ave., 275 ft. north of E. 204th st., Bx., N. B. 2200-1928
888-28-A.....	F.D.....	491 Broadway, Man., F-43398
887-28-BZ.....	B.B.M....	218-220 W. 84th st., Man., Decision of Supt. of Bldgs.
886-28-A.....	F.D.....	142-144 43rd st., Bklyn., L. C. 16695
885-28-BZ.....	B.B.Bx...	3120-3124 Webster ave., Bx., N. B. 2199-1928
884-28-A.....	F.D.....	806-808-810-812 to 822 Ninth ave., Man., F-44810
883-28-A.....	F.D.....	27-45 Imlay st., Bklyn., F-43633
882-28-BZ.....	B.B.B....	1150-1164 Prospect ave., Bklyn., Applic. 18050
881-28-S.....	F.D.....	110-114 W. 32nd st., Man., L. D. 40080
880-28-S.....	F.D.....	322-324 E. 44th st., Man., L. D. 40974
879-28-BZ.....	F.D.....	5843-55 Kings Highway, Bklyn., Applic. 17620-1928
878-28-BZ.....	F.D.....	172-40 Baisley blvd., Jamaica, Q., Decision Fire Dept.
877-28-BZ.....	B.B.B....	516-518 Bergen st., Bklyn., Applic. 17077-1928
876-28-BZ.....	B.B.M....	2465-2471 Broadway, Man., N. B. 522-1928
875-28-S.....	F.D.....	East side of Fifth ave., from E. 103rd st. to E. 104th st., Man., N. B. 3888-1928
874-28-A.....	F.D.....	54-62 W. 21st st., Man., L. D. 45679
873-28-S.....	B.B.M....	216-224 E. 42nd st., Man., N. B. 360-1928
872-28-BZ.....	B.B.Bx...	2311 Grand Concourse, Bx., N. B. 1999-1928
871-28-BZ.....	B.B.Bx...	131-133 W. 167th st., Bx., N. B. 2185-1928

870-28-BZ.....B.B.Bx...Northeast corner of West-
chester ave. & Stratford ave.,
Bx., S. A. 1649-1928

Restored to Calendar.

24-28-A.....F.D.....2-12 W. 34th st., Man.,
Applic. 19780-1927
150-28-BZ.....B.B.Bx...850 E. 221st st., Bx.,
Decision of Supt. of Bldgs.

CODE.

F.D.....Fire Department
H.D.....Health Department
B.B.B.....Bureau of Buildings, Brooklyn
B.B.M.....Bureau of Buildings, Manhattan
B.B.Q.....Bureau of Buildings, Queens
B.B.R.....Bureau of Buildings, Richmond
B.B.Bx.....Bureau of Buildings, Bronx
T.H.D.....Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, NOVEMBER 27, 1928, 2 P. M.

Building Zone Cases.

1256-27-BZ.
APPLICANT—Philip J. Sinnott, for Joseph Testagrose,
owner.
PREMISES—37-45 Remsen avenue, east side, 25 ft. 2½ in.
south of Earl street, Brooklyn.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

255-28-BZ.
APPLICANT—William F. Doyle, substituted for Charles
Schaefer, Jr., for William A. Taylor Building Co.,
Inc., owner.
PREMISES—1676-1678 Jerome avenue, east side, 165 ft.
north of East 174th street, The Bronx.
APPLICATION, under sections 7g and 21 of the building
zone resolution,
TO PERMIT in a business district the erection and main-
tenance of a garage for the storage of more than
five (5) motor vehicles.

294-28-BZ.
APPLICANT—Arthur M. Spiro and Joseph Spiro, owners.
PREMISES—North side of Great Kills road, 111 ft. west
of Amboy road, Great Kills, Borough of Rich-
mond.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a coal yard and coal pockets.

481-28-BZ.
APPLICANT—Joseph A. Walsh, for Inwood Heights
Corp., owner.
PREMISES—4728-4734 Broadway, southeast corner of
Thayer street, Manhattan.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT the extension, from a business district into a
residence district, of a proposed business building.

479-28-BZ.
APPLICANT—Bennett & Koeppel, for Samuel Bikoff,
owner.
PREMISES—60-66 89th street, southeast corner of Shore
court, Brooklyn.

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APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence use and "E" area district the erection, within the 10 ft. setback line, of a side extension to a building.

510-28-BZ.

APPLICANT—Philip Freshman, for Gertrude Holding Corp., owner.

PREMISES—15-23 Bay Ridge avenue, northwest corner of Owl's Head court, Brooklyn.

APPLICATION, under section 7g of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the installation of a gasoline service station.

528-28-BZ.

APPLICANT—Bly & Hamann, for Sara A. Sweedler, owner.

PREMISES—442-452 89th street and 8902 Fifth avenue, southwest corner, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

542-28-BZ.

APPLICANT—Adele M. Razzetti, owner.

PREMISES—East side of Sedgwick avenue, 292 ft. north of Undercliff avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

628-28-BZ.

APPLICANT—Philip J. Sinnott, for Patrick Hangely, owner.

PREMISES—Southwest corner of Nelson avenue and Macombs road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building for store occupancy.

1192-27-BZ.

APPLICANT—Henry J. Nurick, for Louis Del Gaudio, owner.

PREMISES—1756-1764 Bushwick avenue, southeast corner of Fanchon place, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

604-28-BZ.

APPLICANT—McCooey & Conroy, for Mosca Realty Corp., owner.

PREMISES—5001-5027 Kings Highway, southwest corner of Glenwood road, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

647-28-BZ.

APPLICANT—William F. Doyle, for Golran Realty Corp., owner.

PREMISES—376 East 184th street, west side, 356.49 ft. southeast of Tiebout avenue, The Bronx

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

657-28-BZ.

APPLICANT—Albert Conway, for Second Mortgage Securities Corp., owner.

PREMISES—1106-1108 Eastern Parkway, south side, 45 ft. west of Utica avenue, Brooklyn.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT the extension, from a business district into a residence district, of a proposed business building.

NOVEMBER 27, 1928, 10 A. M.

Appeals from Administrative Orders.

285-28-A—415-423 Ovington avenue, Brooklyn.

588-28-A—617-619 West 181st street, Manhattan.

607-28-A—Southwest corner of Queens boulevard and Van Pelt avenue, Long Island City, Borough of Queens.

611-28-A—411-413 Fifth avenue, Manhattan.

613-28-A—270 West 126th street, Manhattan.

649-28-A—520-522 West 24th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, November 27, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 133-28-BZ—Application, February 10, 1928, under sections 7e and 21 of the building zone resolution, of 340 West 57th Street Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 229-235 East 85th street, Manhattan.

CAL. NO. 393-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of Charles M. Carnelli, applicant, on behalf of Catherine Geoghegan, owner, to permit in a residence district the change of occupancy from a storage warehouse to a wet wash laundry; premises 404 13th street, south side, 147 ft. 10½ in. east of Seventh avenue, Brooklyn.

CAL. NO. 360-28-BZ—Application, April 17, 1928, under sections 7e and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Samuel Mazzarell and Angelina Mazzarell, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2303-2311 Gravesend avenue, east side, 121.5 ft. north of Gravesend Neck road, Brooklyn.

CAL. NO. 256-28-BZ—Application, March 23, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, substituted for Philip Steigman, on behalf of Leviathan Holding Co., Inc., owner, to permit in a residence district

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the alteration and change of occupancy of the first story of an apartment house from dwelling use to stores; premises 1601 University avenue, northwest corner of West 174th street, The Bronx.

CAL. NO. 384-28-BZ—Application, April 23, 1928, under section 7a of the building zone resolution, of John Morrison and Marie Morrison, applicants and owners, to permit in a residence district the alteration and extension in area and height of a dry cleaning factory building; premises 2737 27th street, east side, 186 ft. north of 30th avenue (also known as 20 Cooper street), Astoria, Borough of Queens.

CAL. NO. 470-28-BZ—Application, May 21, 1928, under section 21 of the building zone resolution, of Alfred McCoy, applicant, on behalf of Anna McCoy, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Rockaway boulevard and 149th street, South Ozone Park, Borough of Queens.

CAL. NO. 526-28-BZ—Application, June 8, 1928, under sections 7f and 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of Stefano Lopicollo, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Nassau boulevard and 174th street, Flushing Heights, Borough of Queens.

CAL. NO. 575-28-BZ—Application, June 27, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Masonry Waterproofing Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 299-325 Herkimer street, Brooklyn.

CAL. NO. 660-28-BZ—Application, August 9, 1928, under sections 7g and 21 of the building zone resolution, of Benjamin Driesler, Jr., applicant, on behalf of Realty Associates, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 130-138 Brighton Beach avenue, south side, 110.8 ft. west of Calm street, Brooklyn.

CAL. NO. 553-28-BZ—Application, June 21, 1928, under sections 7b and 21 of the building zone resolution, of J. W. Cytryn, applicant, on behalf of Cono Liguori, owner, to permit the extension, from an unrestricted district into a residence district, of a proposed extension to an existing laundry building; premises 224 Essex street and 3031-3033-3037 Atlantic avenue, northwest corner, Brooklyn.

CAL. NO. 578-28-BZ—Application, June 28, 1928, under section 7c of the building zone resolution, of Kleinert & Klie, applicants, on behalf of Florence Cohn, owner, to permit in a residence district, extending from a business district, the erection

and maintenance of a business building; premises 12 Woodbine street and 1419-1423 Broadway, east side, 40 ft. south of Woodbine street, Brooklyn.

CAL. NO. 1039-26-BZ—Application, December 30, 1926, reopened by the board on September 18, 1928, under section 21 of the building zone resolution, of The John C. Wandell Co., applicant, on behalf of Sara G. Thomas, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 153-10 to 153-16 Kissena road, northwest corner of West avenue, Flushing, Borough of Queens.

CAL. NO. 738-28-BZ—Application, September 13, 1928, under section 21 of the building zone resolution, of Frank Wall, applicant, on behalf of Southfield Coal and Ice Co., Inc., owner, to permit in a business district the erection and maintenance of silos for the storage and distribution of coal; premises east side of North Railroad avenue, between Liberty and Buel avenues, Dongan Hills, Borough of Richmond.

WILLIAM E. WALSH, *Chairman.*

NOVEMBER 27, 1928, 2 P. M.

Petitions for Variations.

- 1169-27-S—548-550 West 23rd street, Manhattan.
- 610-28-S—332 East 48th street, Manhattan.
- 634-28-S—142-154 East 32nd street, Manhattan.
- 646-28-S—396 15th street, Brooklyn.
- 581-28-S—88 Chambers street, Manhattan.
- 147-28-S—128-134 West 30th street, Manhattan.
- 308-28-S—19 Park place and 16 Murray street, Manhattan.
- 508-28-S—268-270 West 125th street and 267-269 West 124th street, Manhattan.
- 559-28-S—131-133 Lee avenue, Brooklyn.
- 623-28-S—28-30 Cooper square, Manhattan.
- 674-28-S—40 East Broadway, Manhattan.
- 675-28-S—94 Chambers street, Manhattan.

Appliances Submitted for Approval.

- 593-28-SA—Celite—for use with Cement, approval of.
- 594-28-SA—Sil-O-Cel Heat Insulating Brick, approval of.
- 620-28-SA—United States Oil Burner, approval of.

CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 4, 1928, AT 2 P. M.

Building Zone Cases.

455-28-BZ.

APPLICANT—Alfred J. Boulton, for Abe Brody, owner.
PREMISES—867-879 Gravesend avenue, east side, 80 ft. south of Avenue F, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

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608-28-BZ.

APPLICANT—Irving H. Lee, owner.

PREMISES—366 Beryle avenue, southeast corner of Parkwood avenue, Princes Bay, Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

615-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, for Francis J. Gaffney, owner.

PREMISES—581-591 Gravesend avenue, east side, 100 ft. south of Avenue C, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

641-28-BZ.

APPLICANT—Thomas O'Rourke Gallagher, for Salvatore Ferraioli, owner.

PREMISES—2713-2717 Harway avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

601-28-BZ.

APPLICANT—William Weintraub, for Max Schoenfeld, owner.

PREMISES—7716 Queens boulevard, Elmhurst, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

661-28-BZ.

APPLICANT—J. H. Springstead, for South Shore Securities Corp., owner.

PREMISES—Southwest corner of Amboy road and Richmond avenue, Eltingville, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

258-28-BZ.

APPLICANT—Benjamin Antin, for Harmor Engineering Corp., owner.

PREMISES—West side of White Plains road, 52.67 ft. north of Waring avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

616-28-BZ.

APPLICANT—James Kearney, for Salvatore M. DePasquale, owner.

PREMISES—383 East 201st street, north side, 46.59 ft. east of Decatur avenue, The Bronx.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.

664-28-BZ.

APPLICANT—William F. Doyle, for Annie Silverman, owner.

PREMISES—636-640 Gates avenue, Brooklyn.

APPLICATION, under sections 7c, 7e and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

665-28-BZ.

APPLICANT—William F. Doyle, for George H. Hochschwender, owner.

PREMISES—2022-2034 Bedford avenue, 99-103 Clarkson avenue, northwest corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building for store occupancy.

673-28-BZ.

APPLICANT—Edward P. Doyle, for John L. Leo, owner.

PREMISES—477 West 150th street, Manhattan.

APPLICATION, under sections 7a, 7b and 21 of the building zone resolution,

TO PERMIT in a residence district the extension and maintenance of a building to be used for business use.

1-28-BZ.

APPLICANT—William F. Doyle, substituted for John J. Ryan, for Florence M. Steinberg, owner.

PREMISES—3401 Kingsland avenue, northwest corner of Boston road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

DECEMBER 4, 1928, 10 A. M.

Appeals from Administrative Orders.

566-28-A—429-435 East 23rd street, Manhattan.

655-28-A—2840 Atlantic avenue, Brooklyn.

644-28-A—62 West 47th street, Manhattan.

527-28-A—212 East 23rd street, Manhattan.

619-28-A—311 West 35th street, north side, 130 ft. 6 in. west of Eighth avenue, Manhattan.

658-28-A—South side of Grand street, 150 ft. west of Garrison avenue, Maspeth, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 4, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 335-28-BZ—Application, April 11, 1928, under section 21 of the building zone resolution, of S. Robert Putterman, applicant, on behalf of Celia Rosoff, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 516-522 Sheepshead Bay road, southeast corner of West 5th street, Brooklyn.

CAL. NO. 337-28-BZ—Application, April 12, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of William J. Shuttleworth, owner, to permit in a business district the change of occupancy of an existing five (5) car garage to a motor vehicle repair shop;

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premises southwest corner of Liberty avenue and Redding street, Woodhaven, Borough of Queens.

CAL. NO. 405-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution, of David L. Malbin, applicant, on behalf of Pasquale Sabbarese and Antonetta Sabbarese, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 387 Hawthorne street, Brooklyn.

CAL. NO. 426-28-BZ—Application, May 7, 1928, under section 21 of the building zone resolution, of Herman Gainsboro, applicant, on behalf of Hargain Construction Corp., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises south side of Northern boulevard, 468.53 ft. east of 159th street, Flushing, Borough of Queens.

CAL. NO. 568-28-BZ—Application, June 25, 1928, under section 21 of the building zone resolution, of Thomas Moore, applicant, on behalf of Axel L. Anderson, owner, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story; premises 226 East 31st street, Brooklyn.

CAL. NO. 573-28-BZ—Application, June 27, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Charles J. Breitenbach, owner, to permit in a residence district the erection and maintenance of an extension to an existing bakery building; premises 661 East 161st street, north side, 100 ft. west of Trinity avenue, The Bronx.

CAL. NO. 214-28-BZ—Application, March 8, 1928, under section 21 of the building zone resolution, of Frank Fredel, applicant, on behalf of Gerfree Realty Co., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1338-1350 East 2nd street, west side, 100 ft. north of Avenue M, and 1483-1485 Gravesend avenue, east side, 100 ft. north of Avenue M, Brooklyn.

CAL. NO. 392-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of James Kearney, applicant, substituted for John J. Buckley, Jr., on behalf of O. James Scovell, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Cross Island boulevard and Hollis avenue, Bellaire, Borough of Queens.

CAL. NO. 514-28-BZ—Application, June 5, 1928, under section 21 of the building zone resolution, of Joel D. Marder, applicant, on behalf of Western Union Telegraph Co., Inc., owner, to permit in a two times height

district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution; premises 56-70 Hudson street, 150-166 West Broadway, 79-97 Thomas street and 2-24 Worth street, Manhattan.

CAL. NO. 585-28-BZ—Application, June 29, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Clover Wet Wash Laundry, owner, to permit in a business district the alteration and extension in height of a laundry building; premises north side of Clark street, 100 ft. west of Van Alst avenue, Long Island City, Borough of Queens.

CAL. NO. 154-28-BZ—Application, February 23, 1928, under section 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, substituted for Philip J. Sinnott, on behalf of Harry Gillman, owner, to permit in a residence district the erection and maintenance of a store building; premises northeast corner of Van Cortlandt avenue and Orloff avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 4, 1928, 2 P. M.

Petitions for Variations.

425-28-S—207-209 East 120th street, Manhattan.

331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.

529-28-S—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.

420-28-S—68-72 Washington street and 44 West street, Manhattan.

638-28-S—1452-1454 Broadway and 145 West 41st street, northeast corner, Manhattan.

642-28-S—872 Broadway and 28 East 18th street, Manhattan.

670-28-S—347-353 West 39th street, Manhattan.

FRIDAY, DECEMBER 7, 1928, AT 10 A. M.

SPECIAL MEETING.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, December 7, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 189-28-BZ—Application, March 1, 1928, under section 7a of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Ideal Cleaners and Dyers, Inc., owner, to permit in a business district the erection and maintenance of an additional building upon the same lot now occupied in part by a dyeing establishment and to be used in connection with such establishment; premises 237-239 Nostrand avenue, east side, 25 ft. north of Kosciusko street, Brooklyn.

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CAL. NO. 317-28-BZ—Application, April 5, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Michel Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1901-1905 Neptune avenue, northwest corner of West 19th street, Brooklyn.

CAL. NO. 397-28-BZ—Application, April 25, 1928, under section 21 of the building zone resolution, of Mary E. Keller, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2684-2692 Coney Island avenue, northwest corner of Desmond court, Brooklyn.

CAL. NO. 414-28-BZ—Application, May 1, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Sebastiano Ragonese and Alfred Ragonese, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1465-1475 Gravesend avenue, east side, 180 ft. north of Avenue M, Brooklyn.

CAL. NO. 482-28-BZ—Application, May 24, 1928, under sections 7g and 21 of the building zone resolution, of Herman Levine, applicant, on behalf of Julia Cameron, owner, to permit, partly in a residence district and partly in a business district the erection and maintenance of a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles; premises 403-413 West 124th street, Manhattan.

CAL. NO. 485-28-BZ—Application, May 25, 1928, under sections 7e and 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, substituted for Cohen & Siegel, on behalf of Leon Naham, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3561-3567 White Plains road and 670 East 213th street, southwest corner, The Bronx.

CAL. NO. 767-28-BZ—Application, October 4, 1928, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Harriet Bailey, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 279-285 East 233rd street, The Bronx.

CAL. NO. 572-28-BZ—Application, June 26, 1928, under section 21 of the building zone resolution, of Abraham Maslanik, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 997-1005 Liberty avenue, northwest corner of Euclid avenue, Brooklyn.

CAL. NO. 316-28-BZ—Application, April 5, 1928, under sections 7a, 7e and 21 of the building zone

resolution, of McCooey & Conroy, applicants, on behalf of Salvatore Carvell, owner, to permit in a residence district the erection and maintenance of an extension and also the extension in height of an existing garage for the storage of more than five (5) motor vehicles within a business district; premises 815-821 Classon avenue, east side, 72 ft. 6 in. south of St. Johns place, and 536-544 St. Johns place, south side, 100 ft. east of Classon avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, DECEMBER 7, 1928, AT 2 P. M.

SPECIAL MEETING.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday afternoon, December 7, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 347-28-BZ—Application, April 14, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Samuel Koff, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1293-1311 Gravesend avenue, northeast corner of Bay Parkway, Brooklyn.

CAL. NO. 160-28-BZ—Application, February 24, 1928, under section 21 of the building zone resolution, of Edward J. Bausch, applicant, on behalf of Feinborough Homes, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Margaret place (Trotting Course lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

CAL. NO. 451-28-BZ—Application, May 17, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alexander Ginsburg, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1969-1979 Cropsey avenue and 8796-8818 20th avenue, northwest corner, Brooklyn.

CAL. NO. 203-28-BZ—Application, March 6, 1928, under section 21 of the building zone resolution, of William Koppe, applicant, on behalf of Tremune Realty Corp., owner, to permit in a residence district the alteration and conversion of occupancy of portion of an apartment building from dwelling to business use (stores); premises 1801 University avenue, northwest corner of Tremont avenue, The Bronx.

CAL. NO. 567-28-BZ—Application, June 25, 1928, under section 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of John D'Antuono, owner, to permit in a business district the alteration, extension and change of occupancy

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from a garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles; premises 969-971 Fourth avenue, Brooklyn.

CAL. NO. 574-28-BZ—Application, June 27, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Edward A. Schill, owner, to permit in a business district, extending from an unrestricted district, the change of occupancy from a garage to a garage, showroom, service station and a motor vehicle repair shop; premises 1339-1343 Jerome avenue, west side, 470 ft. south of West 170th street, The Bronx.

CAL. NO. 589-28-BZ—Application, July 2, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Rita Goldberg, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1014-1024 Brooklyn avenue, Brooklyn.

CAL. NO. 956-27-BZ—Application, August 26, 1927, under sections 7e and 21 of the building zone resolution, of Henry R. Mygatt, applicant, on behalf of Stanley Murray, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied); premises east side of Jerome avenue, 105.36 ft. north of East 172nd street, The Bronx.

CAL. NO. 223-28-BZ—Application, March 12, 1928, under sections 7g and 21 of the building zone resolution, of J. Gerald Shea, applicant, substituted for Emil Guterman, on behalf of Edward J. Foy, et al., owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also the installation of a gasoline service station (previously withdrawn); premises 329-53 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 11, 1928, 2 P. M.

Building Zone Cases.

558-28-BZ.

APPLICANT—Philip Freshman, for Lilly Realty Co., owner.

PREMISES—1664-1678 Eleventh avenue, northwest corner of Prospect avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, a gasoline service station.

605-28-BZ.

APPLICANT—William Weintraub, for Frank Morea, owner.

PREMISES—Southwest corner of Queens boulevard and Hillyer street, Elmhurst, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

621-28-BZ.

APPLICANT—Samuel Rosenblum, for Isaac Morganstein, owner.

PREMISES—1182 Sutter avenue, south side, 40 ft. west of Crystal street, Brooklyn.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a business district the maintenance of an iron works for a temporary period.

630-28-BZ.

APPLICANT—Cellar & Kraushaar, for Arseekay Syndicate, owner.

PREMISES—Southwest corner of Liberty avenue and 78th street, Woodhaven, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

650-28-BZ.

APPLICANT—William Holt, for Tomas Adikes, owner.

PREMISES—144-08 to 144-18 91st avenue, south side, 133 ft. west of 146th street, Jamaica, Borough of Queens.

APPLICATION, under section 7g of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

662-28-BZ.

APPLICANT—Allen & Mencacay, for Boom Construction Corp., owner.

PREMISES—Northeast corner of Grand avenue and 72nd place, Maspeth, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

672-28-BZ.

APPLICANT—Hallinan & Groh, for William Zagarino, owner.

PREMISES—Northeast corner of Van Wyck boulevard and Lincoln avenue, Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

150-28-BZ.

APPLICANT—William Lyman, substituted for William Farrell, for Bronx Architectural Iron Works, owner.

PREMISES—850 East 221st street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the maintenance of the use and occupancy of an existing building for the manufacture of iron and steel works.

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866-28-BZ.

APPLICANT—John J. Dorman, for City of New York, owner.

PREMISES—27-12 to 27-16 Kearney street, west side, 100 ft. south of 27th avenue, Elmhurst, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district and also in an "E" area district the erection and maintenance of a fire house, without a rear yard and less than 10 ft. from the street line, and also to occupy a greater per cent of the lot than permitted under the zone resolution.

867-28-BZ.

APPLICANT—John J. Dorman, for City of New York, owner.

PREMISES—14-01 244th street, Douglaston, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district and also within an "E" area district the erection and maintenance of a fire house, without a rear yard, and less than 10 ft. from the street line, also to construct an outer court less than 5 ft. in width and occupy a greater per cent of the lot than permitted under the zone resolution.

DECEMBER 11, 1928, 10 A. M.

Appeals from Administrative Orders.

24-28-A—2-12 West 34th street, Manhattan.

587-28-A—423-435 East 56th street, Manhattan.

609-28-A—1319 Metropolitan avenue, north side, 522 ft. east of Newtown Creek, Maspeth, Borough of Queens.

617-28-A—117-125 Adams street and 54-62 Prospect street, southeast corner, Brooklyn.

679-28-A—329-331 West 15th street, Manhattan.

686-28-A—408-438 Fulton street, southeast corner of Galatin place, Brooklyn.

817-28-A—490-538 Hamilton avenue, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 11, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 386-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of Julius Eckman, applicant, on behalf of Jack M. Hoffman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises west side of Flatbush avenue, 120 ft. south of Avenue R, Brooklyn.

CAL. NO. 387-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of Julius Eckman, applicant, on behalf of Stollkester Holding Co., owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises 1445-1455 East 29th street, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 11, 1928, 2 P. M.

Appeals from Administrative Orders.

412-28-A—1493-1501 Broadway, Manhattan.

774-28-A—6501-6505 13th avenue, southeast corner of 65th street, Brooklyn.

541-28-A—2866-2870 Third avenue, The Bronx.

365-28-A—50 West 57th street, Manhattan.

576-28-A—628-642 Amboy street, northwest corner of East 98th street, Brooklyn.

580-28-A—1 East 57th street, northeast corner of Fifth avenue, Manhattan.

379-28-A—1556-1560 Broadway and 157-165 West 46th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, December 11, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 477-28-BZ—Application, May 22, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Roman Catholic Church of The Holy Spirit, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a business building (stores); premises southwest corner of Burnside avenue and Grand Concourse, The Bronx.

CAL. NO. 499-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Farlow Associates, Inc., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Undercliff avenue and West 175th street, The Bronx.

CAL. NO. 547-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of F. Billotto, owner, to permit in a residence district the alteration and conversion of an existing dwelling to a business use (store) on the basement story; premises 3534 Holland avenue, east side, 59.32 ft. north of East 211th street, The Bronx.

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 534-28-BZ—Application, June 12, 1928, under section 21 of the building zone resolution, of William H. Bulkley, applicant, on behalf of Joseph A. Palma, owner, to permit in a business district the erection and maintenance of a garage for more than five (5) motor vehicles and a gasoline service station; premises 5869

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Amboy road, north side, 550 ft. from Foster avenue, Princes Bay, Borough of Richmond.

CAL. NO. 394-28-BZ—Application, April 23, 1928, under section 21 of the building zone resolution, of Harry B. Kelter, applicant, on behalf of Max Epstein, owner, to permit in a business district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 16221 Willets Point boulevard and 15-02 Utopia Parkway, southwest corner, Whitestone, Borough of Queens.

CAL. NO. 540-28-BZ—Application, June 15, 1928, under section 21 of the building zone resolution, of J. G. Shea, applicant, on behalf of Arthur T. Doyle and Martin Linsky, owners, to permit the erection of a garage for more than five (5) motor vehicles in a residence district; premises 70-01 36th avenue and 35-41 Kittay street (Sprague street), northeast corner, Woodside, Borough of Queens.

CAL. NO. 406-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution, of Edward L. Kelly, applicant, on behalf of Anna Stanaitis, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 53-16 to 53-20 Metropolitan avenue and 301-305 Grandview avenue, northeast corner, Ridgewood, Borough of Queens.

WILLIAM E. WALSH, *Chairman*.

FRIDAY, DECEMBER 14, 1928, AT 10 A. M. SPECIAL MEETING.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, December 14, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 595-28-BZ—Application, July 5, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyrose Building Corp., owner, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story; premises southeast corner of Montgomery street and Albany avenue, Brooklyn.

CAL. NO. 590-28-BZ—Application, July 3, 1928, under sections 7e and 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, substituted for Cohen & Siegel, on behalf of Leo Silver Co., Inc., owner, to permit, partly in a business district and partly in a residence district, and also within a "B" area district, the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles and the installation of a gasoline service station, also the omission of the rear yard required under the zone resolution; premises 543-549 East Fordham road, north side, 100 ft. east of Bathgate avenue, The Bronx.

WILLIAM E. WALSH, *Chairman*.

DECEMBER 18, 1928, 10 A. M.

Appeal from Administrative Order.

465-28-A—850 ft. south of Goethal Bridge and 6,000 ft. east of Arthur Kill, Borough of Richmond.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 18, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

WILLIAM E. WALSH, *Chairman*.

DECEMBER 18, 1928, 2 P. M.

Petitions for Variations.

398-28-S—814-826 Eighth avenue and 246 West 50th street, Manhattan.

471-28-S—1000 Boulevard, Astoria, Borough of Queens.

681-28-S—1557-1561 Dean street, Brooklyn.

682-28-S—138 Prince street, Manhattan.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 175 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 20, 1928.

Present: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Wednesday morning, November 13, 1928, and the minutes of the regular meeting of the board, held on Wednesday afternoon, November 13, 1928, were approved as printed in Bulletin No. 47, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

576-28-A.

APPELLANT—William F. Doyle, for Isidore Gross, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—628-642 Amboy street, northwest corner of East 98th street, Brooklyn.

APPEARANCES—

For Appellant: William F. Doyle.

ACTION OF BOARD—Laid over to December 11, 1928, at 2 p. m., to submit further evidence as to contract, between owner and contractor, year 1924.

580-28-A.

APPELLANT—The New York Trust Company, lessee.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—1 East 57th street, northeast corner of Fifth avenue, Manhattan.

APPEARANCES—

For Appellant: Stanley Hemlin.

ACTION OF BOARD—Laid over to December 11, 1928, at 2 p. m., on request of appellant's representative.

541-28-A.

APPELLANT—LeRoy P. Ward, for Adams-Flanagan Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—2866-2870 Third avenue, The Bronx.

APPEARANCES—

For Appellant: Harry J. Kerrigan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 11, 1928, at 2 p. m., on request of appellant's representative. Final disposition.

365-28-A.

APPELLANT—The Alice Foote MacDougall Coffee Shops, Inc., lessee.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—50 West 57th street, Manhattan.

APPEARANCES—

For Appellant: Dennis Harrington.

ACTION OF BOARD—Laid over to December 11, 1928, at 2 p. m., on request of appellant's representative. Final disposition.

817-28-A.

APPELLANT—Brooklyn Ash Removal Company, Inc., owner.

SUBJECT—Request for preferential hearing—re appeal from decision of the fire commissioner.

PREMISES AFFECTED—490-538 Hamilton avenue, Brooklyn.

APPEARANCES—

For Appellant: Philip S. Hill.

ACTION OF BOARD—Request for preferential hearing granted. Hearing set for December 11, 1928, at 10 a. m.

THE VOTE TO GRANT (PREFERENTIAL HEARING—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

24-28-A.

APPELLANT—Wells & Newton Co., Inc., for Waldorf-Astoria, Inc., owner.

SUBJECT—Application for reopening—further consideration—re appeal from order of the fire commissioner.

PREMISES AFFECTED—2-12 West 34th street, Manhattan.

APPEARANCES—

For Appellant: Charles Murphy.

ACTION OF BOARD—Appeal reopened and set for hearing December 11, 1928, at 10 a. m.

THE VOTE TO REOPEN—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

668-28-A.

APPELLANT—Merchants Refrigerating Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—7-9 Harrison street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

582-28-A.

APPELLANT—Cornell Utilities Co., Inc., for William H. Strang, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—892 Atlantic avenue, Brooklyn, N. Y.

APPEARANCES—

For Appellant: William Porter.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

334-28-A.

APPELLANT—MacDowell Club of New York City, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—166 East 73rd street, Manhattan.

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APPEARANCES—

For Appellant: Wilder M. Lahy.
For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal withdrawn—to comply. THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

474-28-A.

APPELLANT—David Kaufman, for Velbard Realty Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—533-545 Fulton street, Brooklyn.

APPEARANCES—

For Appellant: David Kaufman and Morris L. Bard.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(474-28-A)

WHEREAS, David Kaufman, for Velbard Realty Co., Inc., lessee, filed, May 21, 1928, an appeal from an order of the fire commissioner, affecting premises 533-545 Fulton street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated May 21, 1928 (Order No. 16198-LC), reads:

"1. Install a 4" standpipe, in accordance with Section 580, Chapter 5, Code of Ordinances, Plans and Specifications to be filed with and approved by this Department before work is commenced."

and

WHEREAS, the building is non-fireproof, three stories (38 ft. 2 in.) in height, 195 ft. by 115 ft. 6 in. and 200 ft. 6 in., irregular, in depth, about 22,400 sq. ft. in area; OCCUPIED: 1st story, stores; 2nd story, business; 3rd story, school; 400 persons on each story; a fuel oil burning system having been installed consisting of a 3,600-gallon tank located under the sidewalk connected by piping to a Ballard burner located in the cellar, using Grade A oil; and

WHEREAS, the appellant claims that the building is divided into two floor areas of 5,800 sq. ft. and 16,600 sq. ft.; that the occupancy is non-hazardous; that a complete approved sprinkler system has been installed; furthermore, the appellant contends that it would be an undue hardship and expense upon the owner if compelled to install a standpipe system.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the appeal be and it hereby is denied.

583-28-A.

APPELLANT—Cornell Utilities Co., Inc., for Brooklyn Cornell Utilities, Inc., lessee.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—152 Lawrence street, Brooklyn.

APPEARANCES—

For Appellant: William Porter.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition. THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(583-28-A)

WHEREAS, Cornell Utilities Co., Inc., for Brooklyn Cornell Utilities, Inc., lessee, filed, June 29, 1928, an appeal from a decision of the fire commissioner, affecting premises 152 Lawrence street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered June 5, 1928 (No. 1500-28), reads:

"4. Boiler room must be completely cut off from the rest of the building by fireproof partitions, ceiling and floor constructed of not less than 8" for brick or 6" for concrete or terra cotta. Rule 20.

"5. Boiler room must have entrance from street, yard or court only. Rule 20."

and

WHEREAS, the building is non-fireproof, four stories in height, 60 ft. by 110 ft. in area; OCCUPIED: 1st story, stores, 25 persons; upper stories, offices, 12 persons on each story; a fuel oil burning system having been installed, consisting of a storage tank buried under cellar floor, connected by piping to an Aetna burner located in boiler room in the cellar, all work done in accordance with the requirements of law; and

WHEREAS, the appellant has installed a fuel oil burning system in the store on first story for demonstration purposes only, consisting of a 275-gallon tank located in the open cellar, connected by piping to an Aetna burner, also to a Nokol burner, set up with boilers located in the store on first story; and

WHEREAS, the appellant contends that a qualified operator is near at all times; that there is direct exit to the street from the showroom where the burners are installed.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted, as to Order No. 1500-28, Items 4 and 5, on condition that this installation shall be used for demonstration purposes only; that the fuel oil rules shall be complied with in all other respects, and that the building shall be not increased in height or area.

577-28-A.

APPELLANT—Samuel Rosenblum, for 806 Broadway Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—806-808 Broadway and 104 Fourth avenue, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition. THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(577-28-A)

WHEREAS, Samuel Rosenblum, for 806 Broadway Corp., filed, June 28, 1928, an appeal from an order of the fire commissioner, affecting premises 806-808 Broadway and 104 Fourth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated December 21, 1927 (Order No. 22948-F), reads:

"1. Replace the missing and defective shutters with proper iron shutters at all openings in the exterior wall

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above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at north and south side of building or other approved protection as per Section 375, Article 18, Chapter 5, of the Code of Ordinances.";

and

WHEREAS, the building is non-fireproof, six stories in height, 51 ft. 4 in. fronting on Broadway, extending through the block 230 ft. with a frontage of 50 ft. on Fourth avenue; OCCUPIED: 1st story, stores; 2nd and 3rd stories, clothing jobbers, 23 persons on the two stories; 4th story, cutting, 20 persons; 5th and 6th stories, manufacture of suits, 33 persons on the two stories; and

WHEREAS, the appellant claims that the building is equipped with an automatic sprinkler system; that the three windows on each of the second to sixth stories, inclusive, at the north side of the building, which are not provided with iron shutters, overlook a one-story iron shed and a one-story extension, also the openings causing the exposure at northeast are fireproof windows; that the eleven windows on each of the second to sixth stories, inclusive, at the south side of the building, which are not provided with shutters, overlook open yards; furthermore, the appellant contends that the exits are adequate and the occupancy is non-hazardous.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the windows on the south and north walls of the building, other than the two adjoining windows on each floor on the south wall directly west of the four-story building on Fourth avenue and the two windows on each floor directly west of the brick building on Fourth avenue on the north side adjoining this building, *on condition* that the building shall be not increased in height or area.

BUILDING ZONE CASES

360-28-BZ.

APPLICANT—Alfred J. Boulton, for Samuel Mazzarelli and Angelina Mazzarelli, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2303-2311 Gravesend avenue, east side, 121.5 feet north of Gravesend Neck road, Brooklyn.

APPEARANCES—

For Applicant: Alfred J. Boulton.

For Opposition: Julius Hollander, Alderman James F. Kiernan and Thomas J. Callahan.

ACTION OF BOARD—Laid over to November 27, 1928, at 10 a. m., for full vote of board.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioner Holland and Chief Kenlon.. 3

Negative: Commissioner Guilfoyle..... 1

Absent: Chairman Walsh..... 1

49-28-BZ.

APPLICANT—Harry Rutheiser, for Gotham Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwelling above.

PREMISES AFFECTED—1710 University avenue, east side, 50 feet north of Brandt place, The Bronx.

APPEARANCES—

For Applicant: Frederick J. Flynn.

For Opposition: William H. Mansfield and Isaac Corkland.

ACTION OF BOARD—Laid over to December 11, 1928, at 2 p. m., for inspection and report by a committee of board.

534-28-BZ.

APPLICANT—William H. Bulkley, for Joseph A. Palma, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for more than five (5) motor vehicles and a gasoline service station.

PREMISES AFFECTED—5869 Amboy road, north side, 550 feet from Foster avenue, Princes Bay, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph F. Clements and Joseph A. Palma.

For Opposition: None.

ACTION OF BOARD—Laid over to December 11, 1928, at 2 p. m., to amend application.

347-28-BZ.

APPLICANT—McCooley & Conroy, for Samuel Koff, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1293-1311 Gravesend avenue, northeast corner of Bay parkway, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: None.

ACTION OF BOARD—Laid over to December 7, 1928, at 2 p. m., subject to inspection by committee of the board.

738-28-BZ.

APPLICANT—Frank Wall, for Southfield Coal & Ice Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of silos for the storage and distribution of coal.

PREMISES AFFECTED—East side of North Railroad avenue, between Liberty and Buel avenues, Dongan Hills, Richmond.

APPEARANCES—

For Applicant: Frank Wall.

For Opposition: C. A. Mulligan.

ACTION OF BOARD—Laid over to November 27, 1928, at 10 a. m., on request of opposition's representative.

839-28-BZ.

APPLICANT—Nathan D. Shapiro & Bros. for Renown Realty Corp., owner.

SUBJECT—Request for preferential hearing—application (re decision of the superintendent of buildings) under sections 7(e) and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1839-1845 Cropsey avenue, northwest corner of Bay 20th street, Brooklyn.

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APPEARANCES—

For Applicant: Nathan D. Shapiro.
For Opposition: None.

ACTION OF BOARD—Application to grant preferential hearing denied.

THE VOTE TO GRANT PREFERENTIAL HEARING—

Affirmative: Commissioners Holland and Guilfoyle 2
Negative: Acting Chairman Connell and Chief Kenlon 2
Absent: Chairman Walsh..... 1

867-28-BZ.

APPLICANT—John J. Dorman, for Fire Department, City of New York owner.

SUBJECT—Request for preferential hearing. Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district and also within an "E" area district the erection and maintenance of a fire house without a rear yard and less than 10 feet from the street line, also to construct an outer court less than 5 feet in width and occupy a greater per cent of the lot than permitted under zone regulation.

PREMISES AFFECTED—4401 244th street, Douglaston, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Application for preferential hearing set for calendar call December 11, 1928, at 2 p. m.

THE VOTE TO GRANT PREFERENTIAL HEARING—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

866-28-BZ.

APPLICANT—John J. Dorman, for Fire Department, City of New York, owner.

SUBJECT—Request for preferential hearing. Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district and also in an "E" area district the erection and maintenance of a fire house, without a rear yard and less than 10 feet from the street line, and also to occupy a greater per cent of the lot than permitted under the zone resolution.

PREMISES AFFECTED—2712 to 2716 Kearney street, southwest side, 100 feet south of 27th avenue, East Elmhurst, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Application for preferential hearing granted. Set for calendar call December 11, 1928, at 2 p. m.

THE VOTE TO GRANT PREFERENTIAL HEARING—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

208-26-BZ.

APPLICANT—Belefreed Garage Corporation, lessee.

SUBJECT—Application for reopening—modification—re application (decision of superintendent of buildings) under sections 7-a and 7-g of the building zone resolution, to permit in a residence district the alteration and extension of an ex-

isting garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1038-1040 Forest avenue, The Bronx.

APPEARANCES—

For Applicant: D. MacFarlane.
For Opposition: None.

ACTION OF BOARD—Application for reopening denied.

THE VOTE TO REOPEN—

Affirmative 0
Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Absent: Chairman Walsh..... 1

150-28-BZ.

APPLICANT—William Lyman, substituted for William Farrell, for Bronx Architectural Iron Works, owner.

SUBJECT—Application for reopening—restoration to calendar, having been previously dismissed for lack of prosecution—re application (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the maintenance of the use and occupancy of an existing building for the manufacture of iron and steel work.

PREMISES AFFECTED—850 East 21st street, The Bronx.

APPEARANCES—

For Applicant: Murray Rosenthal.
For Opposition: None.

ACTION OF BOARD—Application reopened and restored to calendar and set for calendar call December 11, 1928, at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

546-28-BZ.

APPLICANT—John J. Dunnigan, for Harris Lubelsky, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2810 Westchester avenue, east side, 133.40 feet north of Middletown road, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.
For Opposition: Emil Doelcer, Robert E. Walker and Aaron Kaplan.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle 2
Negative: Acting Chairman Connell and Chief Kenlon 2
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(546-28-BZ)

WHEREAS, John J. Dunnigan, for Harris Lubolsky, owner, filed, June 19, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 2810 Westchester avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meet-

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ing, November 20, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Westchester avenue is in a business district, Mulford avenue is in a business district and Middletown road is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 5, 1928 (re N. B. 1200-28), reads:

"1. Erection of proposed gasoline selling station in business district is contrary to provisions of Building Zone Resolution."

and
WHEREAS, the premises consist of an irregularly shaped plot of ground having a frontage of 88.92 ft. on Westchester avenue and a depth of 44.35 ft., upon which it is proposed to erect a small one-story office and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that the applicant was not entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

548-28-BZ.

APPLICANT—John J. Dunnigan, for Samuel Thau, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the change of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—2548 White Plains avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: Max D. Koenig.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative: 4
Absent: Chairman Walsh..... 0

THE RESOLUTION—

(548-28-BZ)

WHEREAS, John J. Dunnigan, for Samuel Thau, owner, filed, June 19, 1928, an application, under the building zone resolution, to permit in a business district the change of occupancy of an existing building to a motor vehicle repair shop; premises 2548 White Plains avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 20, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that White Plains avenue is in a business district; Allerton avenue is in a business district, and Cruger avenue, south of a point 100 ft. south of Allerton avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 8, 1928, reads:

"Your request for a certificate of occupancy for the existing building at No. 2548 White Plains Avenue as a repair shop for motor vehicles is hereby denied as the premises are located in a business district and the proposed change of occupancy is contrary to the provisions of the Building Zone Resolution."

and
WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 25 ft. and a depth of 60 ft.; occupied as a garage and gasoline

selling station; to be occupied as a garage, gasoline selling station and motor vehicle repair shop; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution and that the denial of this variation would be a hardship.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the repair work shall be restricted to manual operation, with the exception of one one-half horse power electric drill, and that all work shall be confined to the present building.

523-28-BZ.

APPLICANT—Emil Guterman, for Herman Schlossman, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—16806-16808 Union turnpike, south side, 40.22 feet east of 168th street (Ackroyd avenue), Hillcrest, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Lawrence H. King.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Absent: Chairman Walsh..... 4

THE RESOLUTION—

(523-28-BZ)

WHEREAS, Emil Guterman, for Herman Schlossman, owner, filed, June 7, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 16806-16808 Union Turnpike, south side, 40.22 ft. east of 168th street (Ackroyd avenue), Hillcrest, Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 20, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Union Turnpike is in a business district, 168th street (Ackroyd avenue) is in a residence district and 169th street (Inglee avenue) is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered May 14, 1928 (re Plan No. 1366-28), reads:

"1. A gasoline service station at the above location which is a business district, may not be permitted. Appeal may be taken to the Board of Standards and Appeals."

and

WHEREAS, it is proposed to erect a non-fireproof office, 20 ft. by 20 ft., bury two 550-gallon tanks and erect three pumps upon a lot 40.22 ft. by 97.49 ft. for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

533-28-BZ.

APPLICANT—John Caldwell Myers, for Gilt Edge Corporation, owner.

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SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be occupied as stores on the first story and as dwellings above.

PREMISES AFFECTED—2245 Grand Concourse, west side, 97.02 feet north of East 182nd street, The Bronx.

APPEARANCES—

For Applicant: John Caldwell Myers.
For Opposition: Sidney Diamond.

ACTION OF BOARD—Application denied.
THE VOTE TO GRANT—

Affirmative: Commissioner Holland..... 1
Negative: Acting Chairman Connell, Commissioner Guilfoyle and Chief Kenlon.. 3
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(533-28-BZ)

WHEREAS, John Caldwell Meyers, for Gilt Edge Corp., owner, filed, June 12, 1928, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a building to be occupied as stores on the first story and as dwellings above; premises 2245 Grand Concourse, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 20, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Grand Concourse is in a residence district, East 182nd street is in a residence district, East 183rd street, east of a point 100 ft. west of Concourse, is in a residence district and East 183rd street, west of a point 100 ft. west of Concourse, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 23, 1928 (re N. B. 1110-28), reads:

"1. Erection of building to be used partly for business purposes in residence district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, six stories in height, with a frontage of 150 ft. and a depth of 86 ft., irregular; to be occupied as stores on the first story and dwellings above; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of hardship and unnecessary difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

422-28-BZ.

APPLICANT—A. L. M. Development Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7b, 7c and 21 of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre building.

PREMISES AFFECTED—1817-1819 Avenue M, Brooklyn.

APPEARANCES—

For Applicant: Joseph A. Keenan.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(422-28-BZ)

WHEREAS, A. L. M. Development Corp., owner, filed,

May 4, 1928, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a theatre building; premises 1817-1819 Avenue M, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 20, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Avenue M is in a business district, East 18th street is in a residence district and East 19th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 30, 1928 (re App. No. 4585-28), reads:

"Business building in residential district contrary to Zoning Resolution, Art. II, par. 3, and is hereby denied.";

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 30 ft. on Avenue M, 76 ft. on East 19th street and 85 ft. on East 18th street; to be occupied as a theatre building; the building extending 46 ft. into the residence district; and

WHEREAS, the board deemed that it was empowered to act under section 7, subdivision c, and that applicant also substantiated his basis of appeal under section 21.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, for an extension of 35 ft. on East 18th street and 46 ft. on East 19th street into the residence district, *on condition* that there shall be no exit or entrance other than is required for an emergency exit by law on either street fronts in the residence district; that there shall be no advertising signs displayed on either street front within the residence district; that there shall be no roof signs erected within the residence portion of the structure, and that the building code regulations shall be complied with in all respects.

253-28-BZ.

APPLICANT—William F. Doyle, for Ryan Bros., owners.

SUBJECT—Application for reopening—amendment—re application (decision of fire commissioner) under sections 21, 7-a, 7-b and 7-g of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—7817-7825 Third avenue and 301-313 79th street, northeast corner, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.
For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(253-28-BZ)

WHEREAS, William F. Doyle, for Ryan Brothers, owner, filed, March 23, 1928, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 7817-7825 Third avenue and 301-313 79th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting,

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October 2, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Third avenue is in a business district, 78th street is in a residence district and 79th street is in a residence district; and

WHEREAS, this application was granted by the board at its meeting, October 2, 1928, and applicant requested a reopening of the case and the inclusion of the decision of the superintendent of buildings, rendered November 10, 1928, which reads:

"Proposed gas station and garage in a business and partly residential district is contrary to sec. 3 & 4 of Art. II of Building Zone Resolution.";

and
WHEREAS, the decision of the fire commissioner, rendered March 22, 1928 (re Alt. No. 698-1928), reads:

"1. This garage may not be permitted at this location which is situated in a business and residence zone. Sec. 3-4 B. Z. Appeal may be taken to the Board of Standards and Appeals.";

and
WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 80 ft. on Third avenue, 120 ft. on 79th street and a depth of 92 ft. 10½ in., irregular; to be occupied as a garage for more than five motor vehicles and a gasoline selling station; and

WHEREAS, the board deemed that applicant substantiated his basis of appeal under section 7, subdivision g, and was therefore entitled to a variation.

Resolved, that the board of standards and appeals does hereby *reaffirm* its action of October 2, 1928, and does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not be erected in excess of two stories above grade; that there shall be no vehicular entrance of any nature or description within the residence use area of the premises; that the northerly and easterly walls shall be unpierced throughout their entire height and length; that the area of gasoline service station on 79th street shall not exceed a depth of 60 ft. easterly from Third avenue; that there shall be erected at the building line of the gasoline service station area a reinforced concrete curbing not less than 12 inches in height with vehicular driveways not exceeding 10 ft. in width; that the operation of the gasoline service station on these premises shall be confined exclusively and restricted to within the property lines of the premises; that there shall be no portable gasoline tanks or pumps permitted on any portion of the premises; that the exterior of the building on street front shall be finished with light-color face brick with architectural terra cotta or natural stone trimmings; that no advertising signs shall be erected or displayed, other than on electrically illuminated lamps of the gasoline pumps on any portion of the 79th street front; that there shall be no roof sign erected on any portion of the premises, and that all permits required shall be obtained within nine months and any work involved shall be completed within one year from the date of this action.

AREAS FIXED.

(392-28-BZ)

The acting chairman presented and read a communication from James Kearney, requesting the board to fix an area

deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Cross Island boulevard and Hollis avenue, Borough of Queens.

The following area was approved by the board:

Both sides of Hollis avenue from 205th place to a point 400 ft. east of premises in question; both sides of Cross Island boulevard from 109th avenue to a point 200 ft. south of Hollis avenue; also the west side of 207th street from Hollis avenue to a point 150 ft. north of Hollis avenue.

(659-28-BZ)

The acting chairman presented and read a communication from Philip J. Sinnott, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a residence district the erection and maintenance of an apartment house with stores on the first story; premises 470 Convent avenue and 444 West 151st street, Borough of Manhattan.

The following area was approved by the board:

Both sides of West 151st street from Amsterdam avenue to St. Nicholas avenue (not including the business district); both sides of Convent avenue from a point 200 ft. north of West 151st street to a point 400 ft. south of premises in question; also the north side of West 150th street from Convent avenue to a point 75 ft. west of Convent avenue.

(632-28-BZ)

The acting chairman presented and read a communication from John J. Dunnigan, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 140 Westchester avenue, southeast corner of Seabury avenue, Borough of The Bronx.

The following area was approved by the board:

Both sides of Westchester avenue from a point 200 ft. west of Seabury avenue to a point 400 ft. east of the premises in question; both sides of Seabury avenue from Westchester avenue to a point 200 ft. south of the southerly line of Westchester avenue; both sides of Overing street and, also, Lane avenue, from Westchester avenue to a point 200 ft. north of the northerly line of Westchester avenue and the premises at the rear within 50 ft. of the lot lines of the premises in question.

(654-28-BZ)

The acting chairman presented and read a communication from Robert A. Dillon, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2334-2360 Jerome avenue, Borough of The Bronx.

The following area was approved by the board:

Both sides of Jerome avenue from a point 100 ft. north of 184th street to a point 400 ft. south of premises in question; both sides of North street from Davidson avenue to Jerome avenue; the south side of East 184th street from Jerome avenue to Walton avenue; the west side of Walton avenue from East 184th street to a point 425 ft. south of East 184th street.

Adjourned 2.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 20, 1928.

Present Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon with Deputy Chief Martin substituting.

APPEALS FROM ADMINISTRATIVE ORDERS.

379-28-A.

APPELLANT—Samuel Rosenblum, for Bond Stores, Inc., lessee.

SUBJECT—Appeal from orders of the fire commissioner.

PREMISES AFFECTED—1556-1560 Broadway and 157-165 West 46th street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 11, 1928, at 2 p. m., on request of petitioner.

465-28-A.

APPELLANT—Gulf Refining Co., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—850 feet south of Goethal Bridge and 6,000 feet east of Arthur Kill, Borough of Richmond.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to December 18, 1928, at 10 a. m. No appearances. Matter before board of aldermen.

148-28-A.

APPELLANT—Frank A. Burgess, for Adolph Finkelstein, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—8 East 14th street and 1-3 East 13th street, Manhattan.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

806-28-A.

APPELLANT—Buchman & Kahn, for 530 Seventh Avenue Corp., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—528-536 Seventh avenue and 200-212 West 39th street, Manhattan.

APPEARANCES—

For Appellant: John M. Montfort and J. L. Murphy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

THE RESOLUTION—

(806-28-A)

WHEREAS, Buchman & Kahn, for 530 Seventh Avenue Corp., owner, filed, October 23, 1928, an appeal from a decision of the fire commissioner, affecting premises 528-536 Seventh avenue, 200-212 West 39th street, southwest corner, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated October 18, 1928 (Application No. 3746-28), reads:

"1. Siamese must be cross-connected so that each siamese may be used to supply water for the entire sprinkler system throughout the building.";

and

WHEREAS, the building, in course of construction, is fire-proof, thirty stories (359 ft. 10 in.) in height, 146 ft. by 107 ft. 6 in. in area; OCCUPANCY: 1st story, stores, 130 persons; upper stories, offices, showrooms and 25 per cent of the floor area used for manufacturing, 140 persons on each story; and

WHEREAS, the appellant proposes to provide the sprinkler protection required under the labor law for factory buildings by installing two separate and distinct sprinkler systems with independent siamese connections for each system on each street front without cross connections; the lower system to control all stories up to and including the 15th story; the upper system to control all stories above the 15th story; the lower system to be fed by a 25,000-gallon divided gravity tank and a 9,000-gallon pressure tank; the upper system to be fed by a 15,000-gallon divided gravity tank and a 7,500-gallon pressure tank; and

WHEREAS, the appellant claims that the two proposed sprinkler systems will comply in all respects with the requirements of the building code and the sprinkler rules with one exception; the two systems will not be cross-connected as required under the rules; furthermore, the appellant contends that in this particular case the water pressure would exceed the allowable load on the approved valves, fittings and sprinkler heads at lower levels when the siamese are in use, if installed in strict compliance with the sprinkler rules.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that the riser connected to the lower sprinkler unit shall be connected to a siamese passing through the street wall not less than 2 ft. above the sidewalk level; that the riser to the upper sprinkler unit shall be connected to a siamese passing through the street wall not less than 3 ft. above the sidewalk level; the two siamese to be enclosed in a brass plaque with 1 inch raised letters indicating the upper siamese: "Sprinkler siamese to unit above the 15th floor," and with raised letters indicating the lower siamese "Connecting to the unit for 15th floor and below"; that all pipe lines subject to more than 150 pounds working pressure be provided with extra heavy piping, valves and pipe fittings; and that the sprinkler rules shall be complied with in all other respects.

BUILDING ZONE CASES.

160-28-BZ.

APPLICANT—Edward J. Bausch, for Feinborough Homes, Inc., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

MINUTES

PREMISES AFFECTED—Northwest corner of Margaret place (Trotting Course lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Jacob E. Bausch.

For Opposition: None.

ACTION OF BOARD—Laid over to December 7, 1928, at 2 p. m., to check consents submitted by applicant.

45-28-BZ.

APPLICANT—John J. Dunnigan, for Marles Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2871 Bailey avenue, west side, 337.08 feet south of West 230th street, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Laid over to December 18, 1928, at 10 a. m., on request of applicant. To revise plans allowing extra entrance near north building line.

451-28-BZ.

APPLICANT—William F. Doyle, for Alexander Ginsburg, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1969-1979 Cropsey avenue and 8796-8818 20th avenue, northwest corner, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Murray M. Cowen and Michael Neiman.

ACTION OF BOARD—Laid over to December 7, 1928, at 2 p. m., on request of applicant; final action.

394-28-BZ.

APPLICANT—Harry B. Kalter, for Max Epstein, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station and a motor vehicle repair shop.

PREMISES AFFECTED—16221 Willets Point boulevard and 1502 Utopia parkway, southwest corner, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Dickstein.

For Opposition: C. Miller.

ACTION OF BOARD—Laid over to December 11, 1928, at 2 p. m., on request of applicant's representative.

540-28-BZ.

APPLICANT—J. G. Shea, for Martin Linsky and Arthur T. Doyle, owners.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit the erection of a garage for more than five (5) motor vehicles in a residence district.

PREMISES AFFECTED—7001 36th avenue and 3541 Kittay street (Sprague street), northeast corner, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Edward F. Fox.

For Opposition: Charles K. Finch and Jennie Perry.

ACTION OF BOARD—Laid over to December 11, 1928, at 2 p. m., for inspection and report by a committee of board.

406-28-BZ.

APPLICANT—Edward L. Kelly, for Anna Stanaitis, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—301-305 Grandview avenue, 5316 to 5320 Metropolitan avenue, northeast corner, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Edward L. Kelly.

For Opposition: John J. Durand.

ACTION OF BOARD—Laid over to December 11, 1928, at 2 p. m., to permit filing of objections and to permit applicant to amend plans. Impractical layout for gas station.

267-28-BZ.

APPLICANT—Joseph D. Nunan, Jr., for I. & D. Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in an "E" area and residence district the erection and maintenance of attached private residences, omitting the side yard required under the building zone resolution.

PREMISES AFFECTED—Southeast corner of Reeds lane and Coles lane, and southeast corner and southwest corner of Central place and Coles lane, Far Rockaway, Queens.

APPEARANCES—

For Applicant: Joseph D. Nunan, Jr.

For Opposition: Charles P. Stewart.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

1326-27-BZ.

APPLICANT—John J. Dunnigan, for John H. Cordes and Amy B. Cordes, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Boston road and Herring avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: Patrick J. McNabb.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....

Negative

Absent: Chairman Walsh.....

MINUTES

395-28-BZ.

APPLICANT—William F. Doyle, for Weis Buck Garage Co., Inc., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1139 Prospect avenue and 153 Terrace place, northeast corner, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Benjamin W. Schwartzberg.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(395-28-BZ)

WHEREAS, William F. Doyle, for Weis Buck Garage Co., Inc., owner, filed, April 25, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1139 Prospect avenue and 153 Terrace place, northeast corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 20, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Prospect avenue is in a business district, Terrace place is in a residence district and Eleventh avenue is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered April 24, 1928 (re Plan No. 1049-28), reads:

"1. A gasoline station may not be permitted at this location as it is situated in a business zone. Sec. 4, Building Zone Resolution. Appeal may be taken to the Board of Standards and Appeals."

and

WHEREAS, the decision of the superintendent of buildings, rendered November 14, 1928 (App. No. 19270-28), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4-a, subdivision 46.

"The installation of a gasoline service station in a business district."

and

WHEREAS, it is proposed to bury three 550-gallon tanks, erect three pumps and enclose the premises by a brick wall on all sides, and with arched driveway entrances on the street fronts for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deems applicant is entitled to relief under section 21 of the building zone resolution and that denial of the variation would devolve a hardship upon him.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the alteration of the front of the present garage on Prospect avenue so as to permit the conduct and operation of a gasoline service station, *on condition* that any openings, exits or entrances to the proposed gasoline selling station shall be not less than 25 ft. north of the northerly building line of Terrace place; that a 12-inch concrete curb shall be erected along the building line on Prospect avenue for full length of space to be occupied by gas station with two openings to the gasoline service portion of the premises; that no portable tanks shall be operated outside the building line of premises; that no grease racks shall be installed or maintained or any crankcase service allowed on the gasoline

service portion of these premises; that all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

108-28-BZ.

APPLICANT—John J. Dunnigan, for 4510 Broadway Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1550 Jerome avenue, east side, 241.79 feet south of Mount Eden avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: George Berkwitz.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin..... 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(108-28-BZ)

WHEREAS, John J. Dunnigan, for 4510 Broadway Corp., owner, filed, February 2, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1550 Jerome avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 20, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district; Mt. Eden avenue, east of a point 100 ft. west of Jerome avenue, is in a business district; Mt. Eden avenue, west of a point 100 ft. west of Jerome avenue, is in an unrestricted district; Goble place, west of a point 100 ft. west of Jerome avenue, is in an unrestricted district, and that Townsend avenue is in a residence use and "B" area district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 1, 1928 (re N. B. 177-1928), reads:

"1. Erection of garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.

"2. Rear yard must be provided behind second story to comply with requirements of Building Zone Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 102 ft. 5½ in. and a depth of 105 ft.; irregular; to be occupied as a garage for the storage of more than five motor vehicles; the building to occupy the entire area of the lot on first and second stories; and

WHEREAS, applicant has filed with the board documentary evidence in support of section 7e to the effect that a permit has been in force for the conduct of a stable on the existing premises; and

WHEREAS, the surrounding neighborhood is almost entirely occupied by non-conforming uses permitted since the passage of the building zone resolution, and the board deems that it would be a hardship under section 21 of the building zone resolution to deny the application.

Resolved, that the board of standards and appeals does

MINUTES

hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, as to Item No. 1, *on condition* that the building shall be constructed fireproof throughout; that the front elevation shall be of face brick and architectural terra cotta with stone trimming; that the rear and gable walls shall be unpierced throughout their entire height and length; that no portable gasoline tanks shall be maintained or operated outside the building line; that the foot of the ramp leading to the second story shall be set back 10 ft. from the building line; that all permits required shall be obtained within nine months and all work completed within eighteen months from the date of this action, and *granted*, as to Item No. 2, regarding the rear yard, *on condition* that the building shall be not more than two stories in height above grade.

211-28-BZ.

APPLICANT—William A. Schroeder, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—North side of Braddock street (Rocky Hill road), 155 feet east of 244th street, Queens Village, Queens.

APPEARANCES—

For Applicant: William A. Schroeder.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Deputy Chief Martin.....	4
Negative	0
Absent: Chairman Walsh.....	1

THE RESOLUTION—

(211-28-BZ)

WHEREAS, William A. Schroeder, owner, filed, March 8, 1928, an application, under the building zone resolution, to permit in a business district and partly in a residence district the erection and maintenance of a gasoline service station; premises north side of Rocky Hill (Braddock street) road, 155 ft. east of 244th street, Queens Village, Borough of Queens; and

WHEREAS, a public hearing was held on this application

by the board of standards and appeals, at its regular meeting, November 20, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Rocky Hill (Braddock street) road is in a business district, 245th street is in a residence district and that 244th street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 27, 1928 (re N. B. Plan No. 655-1928), reads:

"The erection or creation of a gasoline station in a residence district and extending into a business district is contrary to the Zone Law.";

and

WHEREAS, it is proposed to erect a non-fireproof office, bury four 550-gallon tanks and erect four pumps for the purpose of conducting a gasoline service station about 100 ft. in a business district and 100 ft. within a residence district; and

WHEREAS, this application is supported by a preponderance of consents of affected property owners, with the exception of property owners conducting gasoline service stations at present, the board deems that a denial of this variation would be a hardship upon the applicant under section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be erected along the building line a concrete curbing not less than 12 inches in height with two openings each not more than 10 ft. wide; that there shall be erected along the easterly, westerly and northerly building line a masonry wall not less than 10 ft. in height, coped with terra cotta or natural stone coping; that there shall be no advertising displayed other than that on the illuminating lamps of the gasoline pumps; that there shall be no grease racks or crankcase service allowed or permitted on the premises; that no portable gasoline tanks shall be allowed outside the building line; that the masonry wall required on the westerly side of the property shall set back 10 ft. from the concrete curb which is to be erected along the building line on the street front until it reaches the height of the top of the wall; that all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

Adjourned 5.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

RULES

COMMUNITY LAUNDRIES IN BUSINESS DISTRICTS

Amended Resolution Adopted by the Board of Appeals, March 16, 1920, Under Cal. No. 549-17-BZ

WHEREAS, the board of appeals, at its regular meeting, December 16, 1919, unanimously rescinded an opinion incidentally expressed and incorporated in a resolution adopted by the board on May 28, 1917, in acting on Cal. No. 549-17-BZ. This opinion was that a laundry is not a prohibited use in a business district under the building zone resolution. The board unanimously rescinded this expression of opinion, inasmuch as a laundry is a factory within the meaning of the labor law and must be so construed under the building zone resolution in the absence of any definition therein to the contrary.

Resolved, that this shall not be construed to include within the prohibited uses specified under Section 4 of the building zone resolution a community or neighborhood laundry located in the basement or ground floor of a building within a business district and containing not more than eight (8) rotary washing machines with inside cylinders not more than 30 in. in diameter by 30 in. in length over all nor more than two 20 in. extractors, the 20 in. measurement being the diameter of the inside basket, which machines and extractors shall be operated solely by electric power and do not require the installation of steam boiler or plant

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 123-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.

- 1264-25-SA—Koerting Gear Pump, approval of.
 - 1346-25-SA—Palmer Gravity Lock, approval of.
 - 167-26-SA—Johnson Automatic Oil Burner, approval of.
 - 353-26-SA—Signal Weatherproof Bells, approval of.
 - 364-26-SA—Kork-n-Seal, approval of.
 - 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
 - 484-26-SA—Protectoseal Cover, approval of.
 - 569-26-SA—Trowbridge & Schellens Oil Burner, approval of.
 - 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
 - 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
 - 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
 - 110-27-SA—Wilbur Extinguisher, approval of.
 - 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
 - 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
 - 537-27-SA—Leader Gas Shut-Off Valve, approval of.
 - 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
 - 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
 - 814-27-SA—Elkhart Flush Type Siamese, approval of.
 - 955-27-SA—Cook's Automatic Oil Burner, approval of.
 - 977-27-SA—Romec Rotary Pump, approval of.
 - 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
 - 1307-27-SA—A B C Angle Hose Valve, approval of.
 - 187-28-SA—Faraday Model Single Stroke Solenoid 110 Volt D.C. Fire Alarm Gong, approval of.
 - 188-28-SA—Faraday Waterflo Alarm Panel, approval of.
 - 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
 - 304-28-SA—Croker 2½-Inch Angle Hose Valve, approval of.
 - 404-28-SA—Signal Engineering Sprinkler Alarm Panel, approval of.
 - 443-28-SA—Kres-Kno Oil Burner, approval of.
 - 511-28-SA—Genuine Detroit, Type "S," Anti-Syphon Valve, approval of.
 - 515-28-SA—Jenkins 4 in. Swing Check Valve, approval of.
 - 516-28-SA—Jenkins 6 in. Swing Check Valve, approval of.
 - 517-28-SA—Jenkins 8 in. Swing Check Valve, approval of.
 - 584-28-SA—Noiseless Nokol Rotary Type Burner, approval of.
 - 697-28-SA—Acme Fire Alarm Signal System, approval of.
- Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.*

RULES

FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1927; Amended November 1, 1917, and Feb. 3, 1922.

Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations. In garages, motor vehicle repair shops and all selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth ($1/200$) part of the span.

Rule 2. Wood Joisted Floor Construction. Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

Rule 3. Floor Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) Seven-eighths ($7/8$) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ($2\frac{1}{2}$) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ($1/4$) of one (1) per cent of steel mesh.

(b) Two and one-half ($2\frac{1}{2}$) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

Rule 4. Ceiling Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ($1/2$) inch plaster boards, or three-eighths ($3/8$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ($1/4$) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($3/4$) inch thick.

Rule 5. Attachment to Ceiling. Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

Rule 6. Openings in Fire-Retarding Floors. Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

Rule 7. Columns. All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

Rule 8. Girders. All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

Rule 9. Shaft Enclosures. Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($3/4$) of an inch thick;

(b) Two by four inch wood studs placed not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($7/8$) inch wood sheathing, one-half ($1/2$) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($7/8$) inch wood sheathing, two thicknesses of one-quarter ($1/4$) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one inch lapped seams.

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Total	1406

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,

Room 1001, Municipal Building,
New York City.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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DECEMBER 4, 1928

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No. 49

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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The Trial Calendar.

Notices in Building Zone Cases.

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Minutes of Regular Meeting, November 27, 1928, 10 a. m.

Minutes of Regular Meeting, November 27, 1928, 2 p. m.

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Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, December 4, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, December 11, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman,

CALENDAR

DOCKET.

New Cases Filed up to November 28, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
921-28-BZ.....	B.B.B....	1167-1175 Gates ave., Bklyn., Applic. 19677-28
920-28-S.....	B.B.M....	528-536 Seventh ave., Man., N. B. 524-28
919-28-A.....	F.D.....	1335 Flushing ave., Maspeth, Q., F-33837
918-28-S.....	F.D.....	127-131 Mercer st., Man., L. D. 40352
917-28-BZ.....	B.B.B....	809-823 Quentin rd. (Avenue Q.), Bklyn., Applic. 19560-28
916-28-A.....	F.D.....	9-15 Imlay st., Man., F-43634
915-28-S.....	F.D.....	42-50 W. 39th st., Man., L. D. 39999
914-28-BZ.....	B.B.Bx...	East side of Jerome ave., 100 ft. south of Mt. Eden ave., Bx., N. B. 2162-28
913-28-BZ.....	B.B.Q....	Northwest corner of Nassau blvd. & Kissena blvd., Flush- ing, Q., N. B. 9480-28
912-28-A.....	F.D.....	91-93 Fifth ave., Man., F- 42889 & 42890
911-28-A.....	F.D.....	1668 Pitkin ave., Bklyn., L. C. 19989
910-28-BZ.....	B.B.Q....	Southwest corner of 114th st. & 114th ave., Woodhaven, Q., N. B. 1366-28
909-28-BZ.....	B.B.B....	333-341 Eastern Pkwy., Bklyn., Applic. 18179-28
908-28-BZ.....	B.B.Bx...	587 Eagle ave., Bx., Alt. 624-28
907-28-BZ.....	B.B.B....	762-777 New York ave., Bklyn., Applic. 18446-28
906-28-BZ.....	B.B.B....	862 Glenmore ave., Bklyn., Applic. 12496-28
905-28-S.....	F.D.....	44 W. 36th st., Man., L. D. 43877
904-28-BZ.....	B.B.Q....	North side of 46th ave., 89.21 ft. east of Woodhull ave., Bay- side, Q., N. B. 9588-28
903-28-S.....	B.B.M....	42-46 W. 48th st., Man., N. B. 487-28
902-28-A.....	F.D.....	126 W. 42nd st., Man., L. C. 45401
901-28-S.....	F.D.....	32-34 W. 34th st., Man., L. D. 42471 & 42472
900-28-S.....	F.D.....	1265-1269 Broadway, Man., L. D. 12589
899-28-BZ.....	B.B.B....	274-284 67th st., Bklyn., Applic. 17305-28
898-28-BZ.....	T.H.D....	969 Seneca ave., Ridgewood, Q., Alt. 90-28
897-28-BZ.....	B.B.Q....	Southwest corner of 48th ave. & 44th st. (Celtic Park), L. I. C., Q., N. B. 7852-28

Restored to Calendar.

360-28-BZ.....	B.B.B....	2303-11 Gravesend ave., Bklyn., Applic. 4248-28
470-27-A.....	F.D.....	47-49 Mercer st., Man., F-89571

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 4, 1928, AT 2 P. M.

Building Zone Cases.

455-28-BZ.

APPLICANT—Alfred J. Boulton, for Abe Brody, owner.
PREMISES—867-879 Gravesend avenue, east side, 80 ft.
south of Avenue F, Brooklyn.
APPLICATION, under sections 7g and 21 of the building
zone resolution,
TO PERMIT, partly in a business district and partly in a
residence district, the erection and maintenance of
a garage for the storage of more than five (5)
motor vehicles.

608-28-BZ.

APPLICANT—Irving H. Lee, owner.
PREMISES—366 Beryle avenue, southeast corner of Park-
wood avenue, Princes Bay, Richmond.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

615-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, for Francis J.
Gaffney, owner.
PREMISES—581-591 Gravesend avenue, east side, 100 ft.
south of Avenue C, Brooklyn.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a garage for the storage of more than
five (5) motor vehicles.

641-28-BZ.

APPLICANT—Thomas O'Rourke Gallagher, for Salvatore
Ferraioli, owner.
PREMISES—2713-2717 Harway avenue, Brooklyn.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a gasoline service station.

601-28-BZ.

APPLICANT—William Weintraub, for Max Schoenfeld,
owner.
PREMISES—7716 Queens boulevard, Elmhurst, Borough
of Queens.
APPLICATION, under sections 7c and 21 of the building
zone resolution,

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TO PERMIT in a business district the erection and maintenance of a gasoline service station.

661-28-BZ.

APPLICANT—J. H. Springstead, for South Shore Securities Corp., owner.

PREMISES—Southwest corner of Amboy road and Richmond avenue, Eltingville, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

258-28-BZ.

APPLICANT—Benjamin Antin, for Harmor Engineering Corp., owner.

PREMISES—West side of White Plains road, 52.67 ft. north of Waring avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

616-28-BZ.

APPLICANT—James Kearney, for Salvatore M. DePasquale, owner.

PREMISES—383 East 201st street, north side, 46.59 ft. east of Decatur avenue, The Bronx.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a residence district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.

664-28-BZ.

APPLICANT—William F. Doyle, for Annie Silverman, owner.

PREMISES—636-640 Gates avenue, Brooklyn.

APPLICATION, under sections 7c, 7e and 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

665-28-BZ.

APPLICANT—William F. Doyle, for George H. Hochschwender, owner.

PREMISES—2022-2034 Bedford avenue, 99-103 Clarkson avenue, northwest corner, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a business building for store occupancy.

673-28-BZ.

APPLICANT—Edward P. Doyle, for John L. Leo, owner.

PREMISES—477 West 150th street, Manhattan.

APPLICATION, under sections 7a, 7b and 21 of the building zone resolution,

TO PERMIT in a residence district the extension and maintenance of a building to be used for business use.

1-28-BZ.

APPLICANT—William F. Doyle, substituted for John J. Ryan, for Florence M. Steinberg, owner.

PREMISES—3401 Kingsland avenue, northwest corner of Boston road, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously denied).

DECEMBER 4, 1928, 10 A. M.

Appeals from Administrative Orders.

566-28-A—429-435 East 23rd street, Manhattan.

655-28-A—2840 Atlantic avenue, Brooklyn.

644-28-A—62 West 47th street, Manhattan.

527-28-A—212 East 23rd street, Manhattan.

619-28-A—311 West 35th street, north side, 130 ft. 6 in. west of Eighth avenue, Manhattan.

658-28-A—South side of Grand street, 150 ft. west of Garrison avenue, Maspeth, Borough of Queens.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 4, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 335-28-BZ—Application, April 11, 1928, under section 21 of the building zone resolution, of S. Robert Putterman, applicant, on behalf of Celia Rosoff, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 516-522 Sheepshead Bay road, southeast corner of West 5th street, Brooklyn.

CAL. NO. 337-28-BZ—Application, April 12, 1928, under section 21 of the building zone resolution, of Emil Guterman, applicant, on behalf of William J. Shuttleworth, owner, to permit in a business district the change of occupancy of an existing five (5) car garage to a motor vehicle repair shop; premises southwest corner of Liberty avenue and Redding street, Woodhaven, Borough of Queens.

CAL. NO. 405-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution, of David L. Malbin, applicant, on behalf of Pasquale Sabbarese and Antonetta Sabbarese, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 387 Hawthorne street, Brooklyn.

CAL. NO. 426-28-BZ—Application, May 7, 1928, under section 21 of the building zone resolution, of Herman Gainsboro, applicant, on behalf of Hargain Construction Corp., owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises south side of Northern boulevard, 468.53 ft. east of 159th street, Flushing, Borough of Queens.

CAL. NO. 568-28-BZ—Application, June 25, 1928, under section 21 of the building zone resolution, of Thomas Moore, applicant, on behalf of Axel L. Anderson, owner, to permit in a residence district the alteration and change of occupancy of the first story from residence to a business use; premises 226 East 31st street, Brooklyn.

CAL. NO. 573-28-BZ—Application, June 27, 1928, under section 21 of the building zone resolution,

CALENDAR

of John J. Dunnigan, applicant, on behalf of Charles J. Breitenbach, owner, to permit in a residence district the erection and maintenance of an extension to an existing bakery building; premises 661 East 161st street, north side, 100 ft. west of Trinity avenue, The Bronx.

CAL. NO. 214-28-BZ—Application, March 8, 1928, under section 21 of the building zone resolution, of Frank Fredel, applicant, on behalf of Gerfree Realty Co., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1338-1350 East 2nd street, west side, 100 ft. north of Avenue M, and 1483-1485 Gravesend avenue, east side, 100 ft. north of Avenue M, Brooklyn.

CAL. NO. 392-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of James Kearney, applicant, substituted for John J. Buckley, Jr., on behalf of O. James Scovell, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Cross Island boulevard and Hollis avenue, Bellaire, Borough of Queens.

CAL. NO. 514-28-BZ—Application, June 5, 1928, under section 21 of the building zone resolution, of Joel D. Marder, applicant, on behalf of Western Union Telegraph Co., Inc., owner, to permit in a two times height district the erection and maintenance of a building, the street walls of which are in excess of the height permitted under the zone resolution; premises 56-70 Hudson street, 150-166 West Broadway, 79-97 Thomas street and 2-24 Worth street, Manhattan.

CAL. NO. 585-28-BZ—Application, June 29, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Clover Wet Wash Laundry, owner, to permit in a business district the alteration and extension in height of a laundry building; premises north side of Clark street, 100 ft. west of Van Alst avenue, Long Island City, Borough of Queens.

CAL. NO. 154-28-BZ—Application, February 23, 1928, under section 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, substituted for Philip J. Sinnott, on behalf of Harry Gillman, owner, to permit in a residence district the erection and maintenance of a store building; premises northeast corner of Van Cortlandt avenue and Orloff avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 4, 1928, 2 P. M.

Petitions for Variations.

425-28-S—207-209 East 120th street, Manhattan.

331-28-S—988-1000 Dean street and 895 Bergen street, Brooklyn.

529-28-S—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.

420-28-S—68-72 Washington street and 44 West street, Manhattan.

638-28-S—1452-1454 Broadway and 145 West 41st street, northeast corner, Manhattan.

642-28-S—872 Broadway and 28 East 18th street, Manhattan.

670-28-S—347-353 West 39th street, Manhattan.

1169-27-S—548-550 West 23rd street, Manhattan.

Appliances Submitted for Approval.

593-28-SA—Celite—for use with Cement, approval of.

594-28-SA—Sil-O-Cel Heat Insulating Brick, approval of.

FRIDAY, DECEMBER 7, 1928, AT 10 A. M.

SPECIAL MEETING.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, December 7, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 189-28-BZ—Application, March 1, 1928, under section 7a of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Ideal Cleaners and Dyers, Inc., owner, to permit in a business district the erection and maintenance of an additional building upon the same lot now occupied in part by a dyeing establishment and to be used in connection with such establishment; premises 237-239 Nostrand avenue, east side, 25 ft. north of Kosciusko street, Brooklyn.

CAL. NO. 317-28-BZ—Application, April 5, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Michel Holding Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1901-1905 Neptune avenue, northwest corner of West 19th street, Brooklyn.

CAL. NO. 397-28-BZ—Application, April 25, 1928, under section 21 of the building zone resolution, of Mary E. Keller, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2684-2692 Coney Island avenue, northwest corner of Desmond court, Brooklyn.

CAL. NO. 414-28-BZ—Application, May 1, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Sebastiano Ragonesi and Alfred Ragonesi, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1465-1475 Gravesend avenue, east side, 180 ft. north of Avenue M, Brooklyn.

CAL. NO. 482-28-BZ—Application, May 24, 1928, under sections 7g and 21 of the building zone resolution, of Herman Levine, applicant, on behalf of Julia Cameron, owner, to

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permit, partly in a residence district and partly in a business district the erection and maintenance of a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles; premises 403-413 West 124th street, Manhattan.

CAL. NO. 485-28-BZ—Application, May 25, 1928, under sections 7e and 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, substituted for Cohen & Siegel, on behalf of Leon Naham, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3561-3567 White Plains road and 670 East 213th street, southwest corner, The Bronx.

CAL. NO. 767-28-BZ—Application, October 4, 1928, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Harriet Bailey, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 279-285 East 233rd street, The Bronx.

CAL. NO. 572-28-BZ—Application, June 26, 1928, under section 21 of the building zone resolution, of Abraham Maslanik, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 997-1005 Liberty avenue, northwest corner of Euclid avenue, Brooklyn.

CAL. NO. 316-28-BZ—Application, April 5, 1928, under sections 7a, 7e and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Salvatore Carvell, owner, to permit in a residence district the erection and maintenance of an extension and also the extension in height of an existing garage for the storage of more than five (5) motor vehicles within a business district; premises 815-821 Classon avenue, east side, 72 ft. 6 in. south of St. Johns place, and 536-544 St. Johns place, south side, 100 ft. east of Classon avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, DECEMBER 7, 1928, AT 2 P. M.

SPECIAL MEETING.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday afternoon, December 7, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 347-28-BZ—Application, April 14, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Samuel Koff, owner, to permit in a business district the erection and maintenance of a gasoline service

station; premises 1293-1311 Gravesend avenue, northeast corner of Bay Parkway, Brooklyn.

CAL. NO. 160-28-BZ—Application, February 24, 1928, under section 21 of the building zone resolution, of Edward J. Bausch, applicant, on behalf of Feinborough Homes, Inc., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northwest corner of Margaret place (Trotting Course lane) and 82nd avenue (Olivia place), Glendale, Borough of Queens.

CAL. NO. 451-28-BZ—Application, May 17, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Alexander Ginsburg, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1969-1979 Cropsey avenue and 8796-8818 20th avenue, northwest corner, Brooklyn.

CAL. NO. 203-28-BZ—Application, March 6, 1928, under section 21 of the building zone resolution, of William Koppe, applicant, on behalf of Tremune Realty Corp., owner, to permit in a residence district the alteration and conversion of occupancy of portion of an apartment building from dwelling to business use (stores); premises 1801 University avenue, northwest corner of Tremont avenue, The Bronx.

CAL. NO. 567-28-BZ—Application, June 25, 1928, under section 21 of the building zone resolution, of James W. Byrnes, applicant, on behalf of John D'Antuono, owner, to permit in a business district the alteration, extension and change of occupancy from a garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles; premises 969-971 Fourth avenue, Brooklyn.

CAL. NO. 574-28-BZ—Application, June 27, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Edward A. Schill, owner, to permit in a business district, extending from an unrestricted district, the change of occupancy from a garage to a garage, showroom, service station and a motor vehicle repair shop; premises 1339-1343 Jerome avenue, west side, 470 ft. south of West 170th street, The Bronx.

CAL. NO. 589-28-BZ—Application, July 2, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Rita Goldberg, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1014-1024 Brooklyn avenue, Brooklyn.

CAL. NO. 956-27-BZ—Application, August 26, 1927, under sections 7e and 21 of the building zone resolution, of Henry R. Mygatt, appli-

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cant, on behalf of Stanley Murray, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied); premises east side of Jerome avenue, 105.36 ft. north of East 172nd street, The Bronx.

CAL. NO. 223-28-BZ—Application, March 12, 1928, under sections 7g and 21 of the building zone resolution, of J. Gerald Shea, applicant, substituted for Emil Guterman, on behalf of Edward J. Foy, et al., owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also the installation of a gasoline service station (previously withdrawn); premises 329-53 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 11, 1928, 2 P. M.

Building Zone Cases.

558-28-BZ.

APPLICANT—Philip Freshman, for Lilly Realty Co., owner.
PREMISES—1664-1678 Eleventh avenue, northwest corner of Prospect avenue, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, a gasoline service station.

605-28-BZ.

APPLICANT—William Weintraub, for Frank Morea, owner.
PREMISES—Southwest corner of Queens boulevard and Hillyer street, Elmhurst, Borough of Queens.
APPLICATION, under sections 7c and 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

621-28-BZ.

APPLICANT—Samuel Rosenblum, for Isaac Morganstein, owner.
PREMISES—1182 Sutter avenue, south side, 40 ft. west of Crystal street, Brooklyn.
APPLICATION, under sections 7f and 21 of the building zone resolution,
TO PERMIT in a business district the maintenance of an iron works for a temporary period.

630-28-BZ.

APPLICANT—Cellar & Kraushaar, for Arseekay Syndicate, owner.
PREMISES—Southwest corner of Liberty avenue and 78th street, Woodhaven, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

650-28-BZ.

APPLICANT—William Holt, for Tomas Adikes, owner.
PREMISES—144-08 to 144-18 91st avenue, south side, 133 ft. west of 146th street, Jamaica, Borough of Queens.
APPLICATION, under section 7g of the building zone resolution,
TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

662-28-BZ.

APPLICANT—Allen & Mencacay, for Boom Construction Corp., owner.
PREMISES—Northeast corner of Grand avenue and 72nd place, Maspeth, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

672-28-BZ.

APPLICANT—Hallinan & Groh, for William Zagarino, owner.
PREMISES—Northeast corner of Van Wyck boulevard and Lincoln avenue, Jamaica, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a gasoline service station.

150-28-BZ.

APPLICANT—William Lyman, substituted for William Farrell, for Bronx Architectural Iron Works, owner.
PREMISES—850 East 221st street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the maintenance of the use and occupancy of an existing building for the manufacture of iron and steel works.

866-28-BZ.

APPLICANT—John J. Dorman, for City of New York, owner.
PREMISES—27-12 to 27-16 Kearney street, west side, 100 ft. south of 27th avenue, Elmhurst, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district and also in an "E" area district the erection and maintenance of a fire house, without a rear yard and less than 10 ft. from the street line, and also to occupy a greater per cent of the lot than permitted under the zone resolution.

867-28-BZ.

APPLICANT—John J. Dorman, for City of New York, owner.
PREMISES—44-01 244th street, Douglaston, Borough of Queens.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district and also within an "E" area district the erection and maintenance of a fire house, without a rear yard, and less than 10 ft. from the street line, also to construct an outer court less than 5 ft. in width and occupy a greater per cent of the lot than permitted under the zone resolution.

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DECEMBER 11, 1928, 10 A. M.

Appeals from Administrative Orders.

- 24-28-A—2-12 West 34th street, Manhattan.
587-28-A—423-435 East 56th street, Manhattan.
609-28-A—1319 Metropolitan avenue, north side, 522 ft. east of Newtown Creek, Maspeth, Borough of Queens.
617-28-A—117-125 Adams street and 54-62 Prospect street, southeast corner, Brooklyn.
679-28-A—329-331 West 15th street, Manhattan.
686-28-A—408-438 Fulton street, southeast corner of Galatin place, Brooklyn.
817-28-A—490-538 Hamilton avenue, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 11, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 386-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of Julius Eckman, applicant, on behalf of Jack M. Hoffman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises west side of Flatbush avenue, 120 ft. south of Avenue R, Brooklyn.

CAL. NO. 387-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of Julius Eckman, applicant, on behalf of Stollkester Holding Co., owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises 1445-1455 East 29th street, Brooklyn.

CAL. NO. 255-28-BZ—Application, March 23, 1928, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, substituted for Charles Schaefer, Jr., on behalf of Wm. A. Taylor Building Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1676-1678 Jerome avenue, east side, 165 ft. north of East 174th street, The Bronx.

CAL. NO. 294-28-BZ—Application, April 2, 1928, under section 21 of the building zone resolution, of Arthur M. Spiro and Joseph Spiro, applicants and owners, to permit in a business district the erection and maintenance of a coal yard and coal pockets; premises north side of Great Kills road, 111 ft. west of Amboy road, Great Kills, Borough of Richmond.

CAL. NO. 481-28-BZ—Application, May 24, 1928, under section 21 of the building zone resolution, of Joseph A. Walsh, applicant, on behalf of Inwood Heights Corp., owner, to permit the extension, from a business district into a residence district, of a proposed business building; premises 4728-4734 Broadway, southeast corner of Thayer street, Manhattan.

CAL. NO. 604-28-BZ—Application, July 10, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Mosca Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5001-5027 Kings Highway, southwest of Glenwood road, Brooklyn.

CAL. NO. 628-28-BZ—Application, July 20, 1928, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Patrick Hangely, owner, to permit in a residence district the erection and maintenance of a business building for store occupancy; premises southwest corner of Nelson avenue and Macombs road, The Bronx.

CAL. NO. 647-28-BZ—Application, July 31, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Golran Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 376 East 184th street, west side, 356.49 ft. southeast of Tiebout avenue, The Bronx.

CAL. NO. 657-28-BZ—Application, August 7, 1928, under sections 7c and 21 of the building zone resolution, of Albert Conway, applicant, on behalf of Second Mortgage Securities Corp., owner, to permit the extension, from a business district into a residence district, of a proposed business building; premises 1106-1118 Eastern Parkway, south side, 45 ft. west of Utica avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 11, 1928, 2 P. M.

Appeals from Administrative Orders.

- 412-28-A—1493-1501 Broadway, Manhattan.
774-28-A—6501-6505 13th avenue, southeast corner of 65th street, Brooklyn.
541-28-A—2866-2870 Third avenue, The Bronx.
365-28-A—50 West 57th street, Manhattan.
576-28-A—628-642 Amboy street, northwest corner of East 98th street, Brooklyn.
580-28-A—1 East 57th street, northeast corner of Fifth avenue, Manhattan.
379-28-A—1556-1560 Broadway and 157-165 West 46th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, December 11, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 477-28-BZ—Application, May 22, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of The Roman Catholic Church of The Holy Spirit, owner, to permit, partly in a business district and partly in a residence district, the erec-

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tion and maintenance of a business building (stores); premises southwest corner of Burnside avenue and Grand Concourse, The Bronx.

CAL. NO. 499-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Farlow Associates, Inc., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Undercliff avenue and West 175th street, The Bronx.

CAL. NO. 547-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of F. Billotto, owner, to permit in a residence district the alteration and conversion of an existing dwelling to a business use (store) on the basement story; premises 3534 Holland avenue, east side, 59.32 ft. north of East 211th street, The Bronx.

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 534-28-BZ—Application, June 12, 1928, under section 21 of the building zone resolution, of William H. Bulkley, applicant, on behalf of Joseph A. Palma, owner, to permit in a business district the erection and maintenance of a garage for more than five (5) motor vehicles and a gasoline service station; premises 5869 Amboy road, north side, 550 ft. from Foster avenue, Princes Bay, Borough of Richmond.

CAL. NO. 394-28-BZ—Application, April 23, 1928, under section 21 of the building zone resolution, of Harry B. Kelter, applicant, on behalf of Max Epstein, owner, to permit in a business district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 16221 Willets Point boulevard and 15-02 Utopia Parkway, southwest corner, Whitestone, Borough of Queens.

CAL. NO. 540-28-BZ—Application, June 15, 1928, under section 21 of the building zone resolution, of J. G. Shea, applicant, on behalf of Arthur T. Doyle and Martin Linsky, owners, to permit the erection of a garage for more than five (5) motor vehicles in a residence district; premises 70-01 36th avenue and 35-41 Kittay street (Sprague street), northeast corner, Woodside, Borough of Queens.

CAL. NO. 406-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution,

of Edward L. Kelly, applicant, on behalf of Anna Stanaitis, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 53-16 to 53-20 Metropolitan avenue and 301-305 Grandview avenue, northeast corner, Ridgewood, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, DECEMBER 14, 1928, AT 10 A. M.

SPECIAL MEETING.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Friday morning, December 14, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 595-28-BZ—Application, July 5, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Hyrose Building Corp., owner, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story; premises southeast corner of Montgomery street and Albany avenue, Brooklyn.

CAL. NO. 1256-27-BZ—Application, November 30, 1927, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Joseph Testagrose, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 37-45 Remsen avenue, east side, 25 ft. 2½ in. south of Earl street, Brooklyn.

CAL. NO. 479-28-BZ—Application, May 23, 1928, under section 21 of the building zone resolution, of Bennett & Koepfel, applicants, on behalf of Samuel Bikoff, owner, to permit in a residence use and "E" area district the erection, within the 10-foot setback line, of a side extension of a building; premises 60-66 89th street, southeast corner of Shore court, Brooklyn.

CAL. NO. 510-28-BZ—Application, June 4, 1928, under section 7g of the building zone resolution, of Philip Freshman, applicant, on behalf of Gertrude Holding Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the installation of a gasoline service station; premises 15-23 Bay Ridge avenue, northwest corner of Owl's Head court, Brooklyn.

CAL. NO. 528-28-BZ—Application, June 9, 1928, under sections 7c and 21 of the building zone resolution, of Bly & Hamann, for Sarah A. Sweedler, owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 442-452 89th street and 8902

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Fifth avenue, southwest corner, Brooklyn.

CAL. NO. 542-28-BZ—Application, June 15, 1928, under section 21 of the building zone resolution, of Adele M. Razzetti, et al., applicants and owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Sedgwick avenue, 292 ft. north of Undercliff avenue, The Bronx.

CAL. NO. 1192-27-BZ—Application, November 11, 1927, under section 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Louis Del Gaudio, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1756-1764 Bushwick avenue, southeast corner of Fanchon place, Brooklyn.

CAL. NO. 590-28-BZ—Application, July 3, 1928, under sections 7e and 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, substituted for Cohen & Siegel, on behalf of Leo Silver Co., Inc., owner, to permit, partly in a business district and partly in a residence district, and also within a "B" area district, the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles and the installation of a gasoline service station, also the omission of the rear yard required under the zone resolution; premises 543-549 East Fordham road, north side, 100 ft. east of Bathgate avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, DECEMBER 14, 1928, AT 2 P. M.
SPECIAL MEETING.

Rules.

217-21-SR—Fuel Oil Rules, amendments to.

CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 18, 1928, AT 2 P. M.

Building Zone Cases.

530-28-BZ.
APPLICANT—McCooey & Conroy, for Gerardo Benvenuto, owner.
PREMISES—6314-6322 Fort Hamilton avenue (Parkway), northwest corner of 64th street, Brooklyn.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

622-28-BZ.
APPLICANT—Bregman & Co., Inc., for Metry Holding Corp., owner.
PREMISES—840-846 Barry street and 1141 Burnett place, The Bronx.
APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the maintenance of a factory building not in conformity with the provisions of section 4 of the building zone resolution.

656-28-BZ.

APPLICANT—Emil Guterman, for Salvatore Esposito and Frank Buoniconto, owners.

PREMISES—5913-5923 13th avenue and 1301-1311 60th street, northeast corner, Brooklyn.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

DECEMBER 18, 1928, 10 A. M.

Appeal from Administrative Order.

465-28-A—850 ft. south of Goethal Bridge and 6,000 ft. east of Arthur Kill, Borough of Richmond.

1426-24-A—2121-2129 Broadway and 227-229 West 74th street, Manhattan.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 18, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 18, 1928, 2 P. M.

Petitions for Variations.

398-28-S—814-826 Eighth avenue and 246 West 50th street, Manhattan.

471-28-S—1000 Boulevard, Astoria, Borough of Queens.

681-28-S—1557-1561 Dean street, Brooklyn.

682-28-S—138 Prince street, Manhattan.

646-28-S—396 15th street, Brooklyn.

147-28-S—128-134 West 30th street, Manhattan.

289-28-S—146-150 West 34th street and 141-153 West 33rd street, Manhattan.

Appliance Submitted for Approval.

667-28-SA—Rexoil Domestic and Industrial Fuel Oil Burner, approval of.

DECEMBER 26, 1928, 10 A. M.

Building Zone Application.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, December 26, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matter:*

CAL. NO. 133-28-BZ—Application, February 10, 1928, under sections 7e and 21 of the building zone

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resolution, of 340 West 57th Street Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 229-235 East 85th street, Manhattan.

JANUARY 2, 1929, 10 A. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, January 2, 1929*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 256-28-BZ—Application, March 23, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, substituted for Philip Steigman, on behalf of Leviathan Holding Co., Inc., owner, to permit in a residence district the alteration and change of occupancy of the first story of an apartment house

from dwelling use to stores; premises 1601 University avenue, northwest corner of West 174th street, The Bronx.

CAL. NO. 575-28-BZ—Application, June 27, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Masonry Waterproofing Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 299-325 Herkimer street, Brooklyn.

CAL. NO. 1059-26-BZ—Application, December 30, 1926, re-opened by the board on September 18, 1928, under section 21 of the building zone resolution, of The John C. Wandell Co., applicant, on behalf of Sara G. Thomas, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 153-10 to 153-16 Kissena road, northwest corner of West avenue, Flushing, Borough of Queens

WILLIAM E. WALSH, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING
FRIDAY AFTERNOON, NOVEMBER 23, 1928.

Present: Commissioners Connell and Holland and Chief Kenlon.

RULES.

217-21-SR.

PETITIONER—Greater New York Oil Heating Association.

SUBJECT—Amendment to Fuel Oil Rules.
APPEARANCES—

For Petitioner: F. F. Lewis, G. H. Hallock, M. J. Sage and others.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Hearing laid over to Friday afternoon, December 14, 1928, at 2 p. m.

Adjourned 3.45 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 27, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, November 20, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, November 20, 1928, were approved as printed in Bulletin No. 48, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS.

588-28-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for L. Wertheimer, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—617-629 West 181st street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(588-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for L. Wertheimer, Inc., owner, filed, June 30, 1928, an appeal from an order of the fire commissioner, affecting premises 617-629 West 181st street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated October 17, 1927 (Order No. 7173-F), reads:

"1. Provide a non-automatic sprinkler system in cellar, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals May 24, 1917, as amended May 2, 1918, and January 21, 1919, effective February 17, 1919, and in the rules and regulations of the Fire Department, and in connection therewith provide an automatic fire alarm complete with Central Office connec-

MINUTES

tion. All work shall be done in a manner satisfactory to the Fire Commissioner and in accordance with established practice and trade custom, as per Sec. 20, Ch. 12, Code of Ordinances.”;

and

WHEREAS, the building is non-fireproof, cellar and two stories (28 ft. 11 in.) in height, 125 ft. by 94 ft. and 96 ft., irregular, about 12,350 sq. ft. in area; OCCUPIED as a department store: cellar, household goods and shipping room, 20 persons; 1st story, hats, pocketbooks, etc., 49 persons; 2nd story, shoes, clothes and club room, 70 persons; and

WHEREAS, the appellant claims that the building faces on two streets; that the exits are adequate; that fire buckets and fire extinguishers are distributed throughout the premises; that the cellar is separated into two areas, the larger area being less than 10,000 sq. ft.; furthermore, the appellant proposes to provide underwriters' fire doors on each side of openings in the dividing wall.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and the appeal be and it hereby is denied.

649-28-A.

APPELLANT—Samuel Rosenblum, for Guaranty Trust Company of New York, as trustee under the will of Frederick S. Myers, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—520-522 West 24th street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(649-28-A)

WHEREAS, Samuel Rosenblum, for the Guaranty Trust Company of New York, as trustee under the will of Frederick S. Myers, filed, August 1, 1928, an appeal from an order of the fire commissioner, affecting premises 520-522 West 24th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 19, 1928, reads:

“1. Replace the missing and defective shutters with proper iron shutters at all openings in the exterior wall above 1st story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with the said openings and which are not more than 50' above a neighboring roof at rear and east and west sides of building, as per Section 375, Art. 18, Ch. 5 of the Code of Ordinances (or other approved protection).”;

and

WHEREAS, the building is non-fireproof, four stories in height, 50 ft. by 98 ft. 9 in. in area at first story and 50 ft. by 92 ft. in area above; OCCUPIED: 1st story, store and non-storage garage; the upper stories being vacant at present; and

WHEREAS, there are six windows on the fourth story in the easterly wall of the building within 10 ft. of the roof of an adjoining three-story factory building to the east; three windows on the third story and five windows on the fourth story on the westerly wall within 20 ft. of the roofs of a three-story (and two-story extension) building to the west and eight windows on each story above the first story in the rear wall within 30 ft. of openings in or within 50 ft. of the roofs of neighboring buildings to the south; and

WHEREAS, appellant requests the acceptance of existing conditions, as to the windows in question, as long as the upper stories of the building remain vacant.

Resolved, that the order of the fire commissioner be and it hereby is affirmed, and that the appeal be and it hereby is denied.

613-28-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for J. L. Thornton, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—270 West 126th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.....	5
Negative	0
Absent	0

THE RESOLUTION—

(613-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for J. L. Thornton, owner, filed, July 14, 1928, an appeal from an order of the fire commissioner, affecting premises 270 West 126th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 18, 1928 (Order No. 35640-F), reads:

“1. Provide a separate and distinct system of Automatic Sprinklers throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals May 24th, 1917, as amended May 2nd, 1918, and January 21, 1919, effective February 17th, 1919.”;

and

WHEREAS, the building is non-fireproof, four stories (49 ft. 1 in.) in height, 25 ft. by 99 ft. 11 in. on the first and second stories and 25 ft. by 50 ft. in area above; OCCUPIED for the storage of lumber, sheet rock, doors and mouldings, 4 persons in entire premises; and

WHEREAS, appellant contends that there is no manufacturing or cutting of lumber done in the premises and that all lumber is tightly stacked; that, excepting for a stove in the office, there is no heat in the building; that there is no gas in the building, the lighting being done by electricity, and that there are fifteen fire pails on each story.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted on condition that the premises shall be equipped with a sprinkler system supplied from a 4-inch tap to city main, in accordance with the sprinkler rules of the board of standards and appeals; that the building shall be not increased in height or area, and that the occupancy and use shall remain substantially unchanged.

285-28-A.

APPELLANT—Bennett & Koepfel, for Williams & Goldstein, owners.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—415-423 Ovington avenue, Brooklyn.

APPEARANCES—

For Appellant: Irving Belfer.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

MINUTES

THE RESOLUTION—

(285-28-A)

WHEREAS, Bennett & Koepfel, for Williams & Goldstein, owners, filed, March 30, 1928, an appeal from an order of the fire commissioner, affecting premises 415-423 Ovington avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated June 4, 1926 (4068-LC), reads:

"8. Install a standpipe system in accordance with the requirements of Sec. 581 Chap. 5 C. of O. and as stipulated on F.D. Plan 2101-25 Plans and specifications to be filed with and approved by the Fire Department before work of installing standpipe is commenced.";

and

WHEREAS, the building is non-fireproof, four stories (45 ft.) in height, 143 ft. by 101 ft. (approximately 11,300 sq. ft.) in area; OCCUPIED as an apartment house; equipped with a fuel oil burner; sixteen families per story; and

WHEREAS, appellant contends that the area of the building is but slightly in excess of the limiting area requiring the installation of a standpipe system and contends, further, that the building is divided into sub-areas by means of 8-inch brick walls, with fireproof doors at openings therein, and that no sub-area exceeds 2,500 sq. ft. in area; and

WHEREAS, the building has been erected under the approval of plans of the bureau of buildings and certificate of occupancy now in force by the tenement house department, and the order is based on the substitution of oil for a coal fuel.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the fuel oil burning equipment shall be installed, operated and maintained in strict compliance with the fuel oil rules of the board of standards and appeals.

607-28-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for Thompson Hill Garage, lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—Southwest corner of Queens boulevard and Van Pelt avenue, Long Island City, Borough of Queens.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(607-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for Johanna Johnson, owner, filed, July 12, 1928, an appeal from an order of the fire commissioner, affecting premises southwest corner of Queens boulevard and Van Pelt avenue, Long Island City, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated April 23, 1928 (Order No. 35947-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch with necessary check valves and 2½ inch regulation Fire Department outlets.";

and

WHEREAS, the building is non-fireproof, one and two stories (on part of Queens boulevard front) in height, 140 ft. by 100 ft., irregular, approximately 11,300 sq. ft. gross area on first story and 31 ft. by 40 ft. in area on the second story; OCCUPIED: 1st story, repair shop, sales room and garage, 7 persons; 2nd story, office, 3 persons; and

WHEREAS, appellant contends that the premises face on two street fronts; that the building is low in height and

but slightly in excess of the limiting area requiring the installation of a standpipe system.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that there shall be installed two 2½-inch outlets on the Van Pelt avenue front, inside the structure at the north and south entrances of the garage area and one at the extreme westerly entrance on Queens boulevard, supplied from a 2-inch tap to the city main; that each outlet shall be equipped with not less than 100 ft. of hose, and that the building shall be not increased in height or area.

470-27-A.

APPELLANT—Croker National Fire Prevention Engineering Co., substituted for Robert Teichman, for The Farmers' Loan and Trust Company, trustee for the Estate of Alex. J. Roux, owner.

SUBJECT—Application for reopening—amendment—appeal from order of the fire commissioner.

PREMISES AFFECTED—47-49 Mercer street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution rescinded.

THE VOTE TO REOPEN AND RESCIND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative: Chief Kenlon..... 1

Absent 0

THE RESOLUTION—

(470-27-A)

WHEREAS, Robert Teichman, for The Farmers' Loan and Trust Co., trustee for the Estate of Alex. J. Roux, owner, filed, April 29, 1927, an appeal from an order of the fire commissioner, affecting premises 47-49 Mercer street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated January 15, 1926, reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basement, cellars and roofs) placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto.";

and

WHEREAS, the building is non-fireproof, six stories (90 ft. 6 in.) in height, 50 ft. 2 in. by 97 ft. at the first story and 50 ft. 2 in. by 87 ft. in area above; OCCUPIED for the storage and baling of wool stock: 1st story, 6 persons; 2nd story, 1 person; 3rd story, 1 person; 4th story, 1 person; 5th story, 1 person; 6th story, 6 persons; and

WHEREAS, appellant contends that the height of the building is but a few feet in excess of the height (85 ft.) requiring the installation of a standpipe system and proposes to install auxiliary fire extinguishing apparatus, fire pails, etc.; and

WHEREAS, this appeal was granted by the board at its meeting, September 27, 1927, and owner, through his agent, Croker National Fire Prevention Engineering Co., requested a rescindment of the resolution.

Resolved, that the resolution adopted September 27, 1927, and reading:

"Resolved, that the order of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the building shall be equipped throughout with an approved sprinkler system."

be and it hereby is *rescinded*.

MINUTES

897-24-A.

APPELLANT—Petroleum Heat and Power Co., for Kenmore Trading Co., owner.

SUBJECT—Application for reopening—modification—appeal from decision of fire commissioner.

PREMISES AFFECTED—441-445 Ocean avenue and 2002-2028 Caton avenue, Brooklyn.

APPEARANCES—

For Appellant: R. A. Egan.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon..... 5

Negative 0

Absent 0

THE RESOLUTION—

(897-24-A)

WHEREAS, Petroleum Heat and Power Co., for Kenmore Trading Corp., owner, filed, July 8, 1924, an appeal with the board of appeals, from a decision of the fire commissioner, affecting premises 441-445 Ocean avenue and 2002-2028 Caton avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered April 30, 1924, in acting on N. B. Application No. 1835-23, reads:

"1. As the area of building exceeds 10,000 square feet, a standpipe equipment is required.";

and

WHEREAS, the building is non-fireproof, six stories in height, 223.37 ft. by 171.25 ft. and 98.12 ft. (about 16,000 sq. ft.), irregular, in area; OCCUPIED as an apartment house; and

WHEREAS, appellant contends that the floor area is subdivided into seven distinct areas (the maximum being 2,842 sq. ft.) by 4-inch terra cotta fireproof partitions, and that the means of exit are adequate; and

WHEREAS, the original appeal was denied by the board December 23, 1924, reopened September 20, 1927, for a rehearing; and

WHEREAS, the building was erected and completed in accordance with the tenement house law and the bureau of buildings, and certificates of occupancy were issued by both departments in 1923; and

WHEREAS, the order is brought about by the installation of a fuel oil equipment in substitution of coal; and

WHEREAS, the building is subdivided by walls of approved masonry, no single unit of which exceeds 3,000 sq. ft. in area; and

WHEREAS, this appeal was granted by the board at its meeting, October 28, 1927, on certain conditions, and appellant requested a modification as to opening from interior of premises to boiler room.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and the appeal be and it hereby is *granted on condition* that the fuel oil burning system shall comply with the fuel oil rules in all respects, and *granted*, only so long as the building as to occupancy and use remains unchanged and that it shall not be increased in height or area.

456-22-A.

APPELLANT—Croker National Fire Prevention Engineering Co.; substituted for John De Hart, for The Lamport Manufacturing Supply Co., Inc., lessee.

SUBJECT—Application for reopening—modification—appeal from order of fire commissioner.

PREMISES AFFECTED—47-49 Mercer street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative: Chief Kenlon..... 1

Absent 0

THE RESOLUTION—

(456-22-A)

WHEREAS, John De Hart, for The Lamport Manufacturing Supply Co., Inc., lessee, filed, March 28, 1922, an appeal with the board of appeals, from an order of the fire commissioner, affecting premises 47-49 Mercer street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner reads:

"1. Provide a separate and distinct system of Automatic Sprinklers throughout building having at least one source of water supply, arranged and equipped as provided in the rules for fire extinguishing appliances adopted by the Board of Standards and Appeals May 24, 1917, as amended May 2nd, 1918, and January 21, 1919, effective February 17, 1919.";

and

WHEREAS, the building is non-fireproof, six stories in height, 50 ft. by 100 ft. in area on the first story and 50 ft. by 90 ft. in area above; OCCUPIED for the storage of cotton goods and mill ends; and

WHEREAS, appellant contends that the goods are in bales or boxes, that are never opened, that no sorting or repairing is done on the premises, no clippings are stored on the premises and that there is no combustible fibre within the meaning of Chapter 12 of Section 24 of the Code of Ordinances, and that a similar order was rescinded on recommendation of chief of the bureau of fire prevention on August 6, 1918; and

WHEREAS, the board granted a variation under Cal. No. 470-27-A with respect to the installation of a standpipe system, and granted a modification of this order May 31, 1922, on certain conditions; and

WHEREAS, the board on this date has reopened and rescinded the resolution, under Cal. No. 470-27-A, restoring the fire commissioner's order as to the installation of a standpipe system at the request of owner's agent, the Croker National Fire Prevention Engineering Co.; and

WHEREAS, conditions have changed, the quantity of material stored in bales on the premises having been reduced, now not exceeding 100 tons, and a minor amount of loose clippings, sorted on the top story.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, sustaining the recommendations of the chief of the fire prevention bureau, *on condition* that the material maintained in bales on the premises shall not exceed 100 tons at any one time; that any sorting or baling of clippings shall be restricted to the top story, and that the appeal is *granted* only so long as conditions otherwise remain unchanged and that the premises shall be equipped throughout with an approved standpipe system.

611-28-A.

APPELLANT—Croker National Fire Prevention Engineering Co., for RCA Photophone, Inc., lessee.

SUBJECT—Appeal from order and decision of the fire commissioner.

PREMISES AFFECTED—411-413 Fifth avenue, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon..... 5

Negative 0

Absent 0

MINUTES

THE RESOLUTION—

(611-28-A)

WHEREAS, Croker National Fire Prevention Engineering Co., for RCA Photophone, Inc., filed, July 14, 1928, an appeal from a decision and order of the fire commissioner, affecting premises 411-413 Fifth avenue, Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, rendered May 15, 1928 (Plan No. 1343-28), reads:

"1. A two source automatic wet sprinkler system consisting of a pressure tank and a gravity tank supply is required in all cases of existing systems where the fire hazard is increased by the proposed erection of a nitro cellulose vault. (See Rules 51 and 54)."; and

WHEREAS, the order of the fire commissioner, dated June 12, 1928 (Order No. 43647-LC), reads:

"Section 241 Subdivision e, Chapter 10, Code of Ordinances provides that no permit shall be issued for the storage or keeping on hand of inflammable motion picture film in quantities greater than 5 reels or aggregating more than 5,000 feet in length in any premises which is not equipped with an approved system of automatic sprinklers.

"You are therefore ordered to

"1. Reduce the quantity of inflammable motion picture film to 5 reels or 5,000 feet.";

and

WHEREAS, the building is fireproof, eleven stories in height, 74 ft. 1¼ in. by 128 ft. ¾ in. in area; OCCUPIED: cellar, boiler room, storage, 50 persons; 1st story, stores, 90 persons; 2nd story, storage, sales room, cigars, 50 persons; 3rd story, vacant at present; 4th story, RCA offices, 25 persons; 5th story, showroom, millinery, offices, 10 persons; 6th story, showroom, furniture and rugs, 10 persons; 7th story, millinery, perfumer, showroom, 10 persons; 8th story, jewelry and perfume showroom, 27 persons; 9th story, office and showroom (feathers), 29 persons; 10th story, showroom, millinery and flowers, 14 persons; 11th story, RCA Photophone, Inc., as a demonstration and sales room for combined moving picture and talking film, 25 persons; and

WHEREAS, appellant contends that the premises is equipped with a standpipe system, a central office fire alarm system and a watchman's service and, also, a two-source sprinkler system, but the two sources consist of two 9,000-gallon pressure tanks instead of one pressure tank and one gravity tank; that the proposed film storage vault will be equipped with twelve sprinkler heads and will in all respects comply with the requirements of the fire department as to the construction of vaults for the storage of motion picture films, and contends, further, that the appellant is only a lessee of a portion of the premises and therefore could not, practically, make any changes to the sprinkler system; and

WHEREAS, the order is predicated only on the storage of motion picture film, the premises being equipped otherwise in accordance with the law, so far as the sprinkler installation is concerned.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the film storage shall be restricted to the northwest corner of the eleventh, top story, confined to a space not exceeding 7 ft. 6 in. by 8 ft. 6 in., enclosed in 8-inch brick wall; that the film storage and maintenance on these premises otherwise shall be restricted to the city rules and ordinances in all other respects; that the entire structure throughout shall be equipped with central office fire alarm and watchman's service, standpipe system and a two pressure tank source wet sprinkler system, and that the vault in which the film storage is maintained shall be equipped with not less than twelve sprinkler heads.

BUILDING ZONE CASES.

133-28-BZ.

APPLICANT—340 West 57th Street Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—229-235 East 85th street, Manhattan.

APPEARANCES—

For Applicant: Timothy J. Healy.

For Opposition: Maurice Block and David D. Glanz.

ACTION OF BOARD—Laid over to December 26, 1928, at 10 a. m., on request of applicant's representative.

256-28-BZ.

APPLICANT—William F. Doyle, substituted for Philip Steigman, for Leviathan Holding Co., Inc., owner.

SUBJECT—Application (re decision of the tenement house commissioner) under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy of the first story of an apartment house from dwelling use to stores.

PREMISES AFFECTED—1601 University avenue, northwest corner of West 174th street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: F. W. Rinn.

ACTION OF BOARD—Laid over to January 2, 1929, at 2 p. m., on request of applicant.

575-28-BZ.

APPLICANT—William F. Doyle, for Masonry Waterproofing Co., Inc., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—299-325 Herkimer street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: John F. Daly.

ACTION OF BOARD—Laid over to January 2, 1929, at 2 p. m., on request of applicant.

1059-26-BZ.

APPLICANT—John C. Wandell Co., for Sara G. Thomas, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

PREMISES AFFECTED—153-10 to 153-16 Kissena road, northwest corner of West avenue, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: William A. Thomas.

For Opposition: Arthur H. Haaren.

ACTION OF BOARD—Laid over to January 2, 1929, at 2 p. m., on request of applicant.

393-28-BZ.

APPLICANT—Charles M. Carnelli, for Catherine Geoghegan, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the change of occupancy from a storage warehouse to a wet wash laundry.

MINUTES

PREMISES AFFECTED—404 13th street, south side, 147 ft. 10½ in. east of Seventh avenue, Brooklyn.

APPEARANCES—

For Applicant: John Geoghegan.

For Opposition: Herbert Port and Peter O'Leary.

ACTION OF BOARD—Application withdrawn by applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.....	5
Negative	0
Absent	0

578-28-BZ.

APPLICANT—Kleinert & Klie, for Florence Cohn, owner.
SUBJECT—Application (re decision of the superintendent of buildings) under section 7c of the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a business building.

PREMISES AFFECTED—12 Woodbine street and 1419-1423 Broadway, east side, 40 ft. south of Woodbine street, Brooklyn.

APPEARANCES—

For Applicant: Edwin Waldorf Kleinert.

For Opposition: Stephen A. Rudd.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

269-28-BZ.

APPLICANT—J. Nelson Cooper, for Charles R. Saul, owner.

SUBJECT—Request to withdraw—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration of a business building.

PREMISES AFFECTED—60-62 West 67th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.....	5
Negative	0
Absent	0

624-26-BZ.

APPLICANT—John De Hart, for H. L. Corp., owner.

SUBJECT—Application for reopening—extension of time—re (decision of superintendent of buildings), under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Nassau boulevard and Kissena boulevard, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph P. Burk and Harry Lackmann.

For Opposition: Freda Spinard.

ACTION OF BOARD—The board deems that inasmuch as an extension of time was granted and it would seem that the original hardship pleading was modified by the delay and disregard of the original conditions, as to time to complete, for the purpose of

commercial exploitation, sale and barter, the request for extension of time should be denied. Application to reopen and extend time denied.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

470-28-BZ.

APPLICANT—Alfred McCoy, for Anna McCoy, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Rockaway boulevard and 149th street, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred McCoy, Charles E. Havens and Stephen S. Wisser.

For Opposition: Edward Borneman and Rudolph Pierson.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(470-28-BZ)

WHEREAS, Alfred McCoy, for Anna McCoy, owner, filed, May 2, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Rockaway boulevard and 149th street, South Ozone Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Rockaway boulevard is in a business district; that 149th street is in a residence district, and that 148th street is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 12, 1928 (re Alt. 894-28), reads:

"6. Objection No. 5 repeated.

"The erection of a gas station in a business district is prohibited by the Zone Law.";

and WHEREAS, it is proposed to erect a one-story corrugated steel auto laundry and office, 30 ft. by 20 ft., bury three 550-gallon tanks and erect three pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deems that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

526-28-BZ.

APPLICANT—James W. Byrnes, for Stefano Lopicollo, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7f and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Nassau boulevard and 174th street, Flushing Heights, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: James W. Byrnes and Stefano Lopicollo.

For Opposition: Jerome Renitz, Alexander L. Carlin and Louis Bunkin.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Absent 0

THE RESOLUTION—

(526-28-BZ)

WHEREAS, James W. Byrnes, for Stefano Lopicollo, owner, filed, June 8, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Nassau boulevard and 174th street, Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Nassau boulevard is in a business district; that 174th (Morton) street is in a residence district; and that 64th avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 6, 1928 (re Plan No. 1624-28), reads:

"1. The erection of a structure on a plot and the use of the plot as a GASOLINE SELLING STATION within a Business District is contrary to the provisions of the Zone Law."

and

WHEREAS, it is proposed to erect a non-fireproof office, 12 ft. 4 in. by 13 ft. 6 in., bury four 550-gallon tanks and erect five pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deems that applicant did not substantiate his basis of appeal brought under sections 7f and 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

360-28-BZ.

APPLICANT—Alfred J. Boulton, for Samuel Mazzarell and Angelina Mazzarell, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2303-2311 Gravesend avenue, east side, 121.5 ft. north of Gravesend Neck road, Brooklyn.

APPEARANCES—

For Applicant: Alfred J. Boulton.

For Opposition: Julius Hollander and Alderman James F. Kiernan.

ACTION OF BOARD—Application withdrawn, reopened and then denied.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle and Chief Kenlon 2
Negative: Chairman Walsh, Commissioners Connell and Holland 3
Absent 0

THE RESOLUTION—

(360-28-BZ)

WHEREAS, Alfred J. Boulton, for Samuel Mazzarell and Angelina Mazzarell, owners, filed, April 17, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 2303-2311 Gravesend avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gravesend avenue, Gravesend Neck road and Village road are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered March 28, 1928 (re Applic. No. 4248-28), reads:

"1. Proposed construction of a public garage for more than 5 motor vehicles in a business zone is contrary to Article II, Section 4, paragraph (15).";

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 80 ft. and a depth of 90 ft. 1 in. and 126 ft. 5½ in., irregular; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant is not entitled to relief under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

553-28-BZ.

APPLICANT—J. W. Cytryn, for Cono Liguori, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7b and 21 of the building zone resolution, to permit the extension, from an unrestricted district into a residence district, of a proposed extension to an existing laundry building.

PREMISES AFFECTED—224 Essex street, northwest corner of Atlantic avenue, Brooklyn.

APPEARANCES—

For Applicant: J. W. Cytryn.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle 4
Absent: Chief Kenlon 1

THE RESOLUTION—

(553-28-BZ)

WHEREAS, J. W. Cytryn, for Cono Liguori, owner, filed, June 21, 1928, an application, under the building zone resolution, to permit the extension, from an unrestricted district into a residence district, of a proposed extension to an existing laundry building; premises 224 Essex street and 3031-3033-3037 Atlantic avenue, northwest corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Atlantic avenue is in an unrestricted district, Essex street, north of a point 100 ft. north of Atlantic avenue, is in a residence district and Folsom place is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 25, 1928 (re Applic. No. 7941-28), reads:

MINUTES

"1. Proposed extension of wet wash laundry into residence district is contrary to Art. II of Zone Resolution.";

and
WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 91 ft. 11 in. on Essex street, 76 ft. 1 in. on Atlantic avenue and 123 ft. 10 in. along the westerly lot line; on part of the northerly portion of the plot (within the unrestricted district) there is a one-story wet wash laundry, 38 ft. 6 in. by 100 ft. in area; it is proposed to erect on the northwesterly portion of the plot a one-story extension, 25 ft. by 19 ft. in area, a small portion of the proposed extension is in the unrestricted district and the greater part is in the residence district; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

660-28-BZ.

APPLICANT—Benjamin Driesler, Jr., for Realty Associates, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—130-138 Brighton Beach avenue, south side, 110.8 ft. west of Calm street, Brooklyn.

APPEARANCES—

For Applicant: Charles L. Craig.

For Opposition: Simon Fuchs.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon..... 5

Negative 0

Absent 0

THE RESOLUTION—

(660-28-BZ)

WHEREAS, Benjamin Driesler, Jr., for Realty Associates, owner, filed, August 9, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 130-138 Brighton Beach avenue, south side, 110.8 ft. west of Calm street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Brighton Beach avenue, Parkway court (Calm street) Railroad Right of Way and East 2nd street are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered July 25, 1928 (re Applic. No. 11237-28), reads:

"Proposition contrary to the Zone Resolution Art. II, Sec. 4 a, Subdivision 15. The erection of a garage for more than five motor vehicles in a business district.";

and

WHEREAS, the proposed building is to be of fireproof construction, three stories and basement in height, with a frontage of 107.46 ft. on Brighton Beach avenue, 100 ft. on Parkway court and 95.69 ft. on Railroad Right of Way; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, applicant has based his appeal under sections 7g and 21 of the building zone resolution and has filed 82.2 per cent consents of an area deemed affected and fixed by this board, the board deems that applicant is entitled to relief.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the structure shall be erected fireproof throughout; that the facade shall be constructed substantially in accordance with the elevations design filed in this application and shall be finished with face brick and architectural terra cotta or natural stone trimming; that a return of the finished drawings shall be made to this board for approval before submission to the superintendent of buildings; that all permits required shall be obtained within nine months and all work involved thereby completed within eighteen months from the date of this action.

1236-27-BZ.

APPLICANT—Edward L. Kelly, for Theodore Smith, owner.

SUBJECT—Application for reopening—extension of time—application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Woodhaven boulevard and 163rd avenue (Sheridan avenue), Aqueduct, Borough of Queens.

APPEARANCES—

For Applicant: Edward L. Kelly.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to obtain permits and complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle and

Chief Kenlon..... 5

Negative 0

Absent 0

THE RESOLUTION—

(1236-27-BZ)

WHEREAS, Theodore Smith, owner, filed, November 22, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises southeast corner of Woodhaven boulevard and 163rd avenue (Sheridan avenue), Aqueduct, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, May 29, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Woodhaven boulevard is in a business district; 163rd avenue, east of Woodhaven boulevard, is in a business district; 163rd avenue, from Woodhaven boulevard to a point 100 ft. west, is in a business district, and 163rd avenue, west of a point 100 ft. west of Woodhaven boulevard, is in an unrestricted district; and

WHEREAS, the decision of the fire commissioner, rendered September 21, 1927 (re Plan No. 2963-1927), reads:

"1. A gasoline service station may not be permitted in a business district.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 30 ft. on Woodhaven boulevard and 84.37 ft. on 163rd avenue, upon which it is proposed to erect a small office, 10 ft. by 15 ft. in area, and to install four gasoline storage tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the property lies on a corner formed by the intersection of Woodhaven boulevard and the easterly termination of 163rd avenue, which is dead ended at this property line; and

WHEREAS, the applicant has filed 87 per cent consents of an area fixed by this board and deemed affected, complying with rule 7, subdivision g, in principle as to spirit and intent; and

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WHEREAS, this application was granted by the board at its meeting, May 29, 1928, on certain conditions, and applicant requested a modification of these conditions as to time limit.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be installed a concrete curbing 12 inches in height above grade by 12 inches in depth along the building line, with not more than two driveway entrances on the boulevard front not exceeding 10 ft. in width; that no gasoline pump shall be erected within 10 ft. of the building line on the Woodhaven boulevard frontage; that any building erected thereon shall not exceed a height of one story, the exterior of which shall be finished with light-colored face brick with Spanish tile type roof; that all permits required shall be obtained within six months and all work involved completed within one year from the date of this action—November 27, 1928.

738-28-BZ.

APPLICANT—Frank Wall, for Southfield Coal and Ice Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of silos for the storage and distribution of coal.

PREMISES AFFECTED—East side of North Railroad avenue, between Liberty and Buel avenues, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: Frank Wall.

For Opposition: C. A. Mulligan, Rose Primano and S. Cali.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(738-28-BZ)

WHEREAS, Frank Wall, for Southfield Coal and Ice Co., Inc., owner, filed, September 13, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of silos for the storage and distribution of coal; premises east side of North Railroad avenue, between Liberty and Buel avenues, Dongan Hills, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that North Railroad avenue is in a business district, Liberty avenue is in a business district and Buel avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 11, 1928, reads:

"Your application, New Building Plan No. 1940/28 premises north side of Buel avenue, east side of North Railroad Avenue, filed for construction of concrete silos for coal yard, is hereby disapproved, being contrary to the Zoning Resolution as this section is in a business zone.";

and

WHEREAS, the premises consist of a plot of ground having a frontage of 286.41 ft. on North Railroad avenue, 109.37 ft. on Buel avenue and 27.99 ft. on Liberty avenue, upon which it is proposed to erect four reinforced concrete silos (for the storage of coal) 16 ft. in diameter and 40 ft. high, grouped and erected as a unit with the necessary machinery for handling coal and consequent appurtenances; and

WHEREAS, the plot fronts on the railroad right-of-way and on Buel avenue, 85 ft. on the railroad, the entire remainder of the block on the railroad right-of-way being occupied by a coal and wood yard; and

WHEREAS, it is proposed to erect four concrete circular coal pockets fronting on the railroad right-of-way abutting the existing coal yard; and

WHEREAS, the applicant has filed consents of all property facing his premises from Liberty avenue to Buel avenue; and

WHEREAS, the board deems that it is a proper case for a variation under hardship and a local community requirement, supported by a preponderance of consents of property immediately affected.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the proposed coal pockets shall be erected within 50 ft. of the railroad right-of-way and set back not less than 30 ft. from the Buel avenue building line; that the entire North Railroad avenue frontage shall be maintained as a driveway, enclosed by a fence wall of approved masonry not less than 8 ft. in height above fixed grade, with egress to and from the premises through this driveway on the Liberty avenue front; that there shall be not more than two vehicular entrances on the Buel avenue front; that all coal stored on these premises shall be housed under cover, and that all permits required shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

384-28-BZ.

APPLICANT—John Morrison and Marie Morrison, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 7a of the building zone resolution, to permit in a residence district the alteration and extension in area and height of a dry cleaning factory building.

PREMISES AFFECTED—2737 27th street, east side of 27th street, 186 ft. north of 30th avenue (also known as 20 Cooper street), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Thomas J. Evers.

For Opposition: Charles K. Finch.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon..... 5

Negative 0

Absent 0

THE RESOLUTION—

(384-28-BZ)

WHEREAS, John Morrison and Marie Morrison, applicants and owners, filed, April 23, 1928, an application, under the building zone resolution, to permit in a residence district the alteration and extension in area and height of a dry cleaning factory building; premises 2737 27th street, east side, 186 ft. north of 30th avenue (also known as 20 Cooper street), Astoria, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, November 27, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 27th (Cooper) street is in a residence district, Buchanan place is in a residence district and Grant (30th) avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 22, 1928 (re Alt. No. 1080-28), reads:

"The extension of a factory in a residence district is prohibited by the Zone Law.";

and

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WHEREAS, the building is of non-fireproof construction, two stories in height, with a frontage of 75 ft. and a depth of 104 ft.; it is proposed to erect a two-story extension, 49 ft. 10½ in. by 24 ft. at front, north side of the building, and a two-story extension, 19 ft. 5¾ in. by 28 ft. at rear, south side of the building, and also a one-story five-car garage, 37 ft. by 40 ft. at rear, north side of the building; all new work to be of fireproof construction and the entire premises to be used for a dry cleaning factory within a residence district; and

WHEREAS, the application is for an addition to an existing business conducted on these premises and in the same ownership prior to the adoption of the building zone resolution, the board is empowered to exercise its discretion under section 7, subdivision a.

Resolved, that the board of standards and appeals does hereby make a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is granted on condition that the addition to the existing factory on the Cooper street front shall be erected at the northerly end of this property and shall not exceed in height two stories above grade for the use and occupancy of the operators of the business now conducted on the premises; that the proposed garage located at the northerly end to the rear of the premises shall be a one-story structure in height, fireproof, the rear and gable walls of which shall be unpierced throughout their entire height and length; that the use and occupancy of this garage shall be limited to five motor vehicles, the property of the owner operating the premises and used in the conduct of his business, and to further permit the ex-

tension of one wing, approximately 19 ft. by 28 ft. at the southerly rear corner of the premises, on condition that the rear and southerly gable walls of this southerly extension shall be unpierced throughout its entire height and length; that there shall be no additional advertising or signs displayed that are not now existing on the premises; that all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

AREA FIXED.

(879-28-BZ)

The chairman presented and read a communication from William F. Doyle, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a residence district the erection and maintenance of a gasoline service station; premises 5843-5855 Kings Highway and 24-34 East 59th street, Borough of Brooklyn.

The following area was approved by the board:

Both sides of East 59th street and also of Kings Highway from Church avenue to a point 100 ft. north of Linden avenue; both sides of East 58th street from Kings Highway to Linden avenue; the south side of Linden boulevard from East 59th street to Remsen avenue; the west side of Remsen avenue from Linden boulevard to a point 200 ft. south of Linden boulevard.

Adjourned 4.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 27, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon with Deputy Chief Martin substituting.

PETITIONS FOR VARIATIONS.

1169-27-S.

PETITIONER—Wells & Newton Co., Inc., for The P. B. Mitchell Co., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—548-550 West 23rd street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 4, 1928 at 2 p. m., on written request of petitioner.

646-28-S.

PETITIONER—Frank M. Walsh and Edward M. Walsh, owners.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—396 15th street, Brooklyn.

APPEARANCES—

For Petitioner: Frank M. Walsh.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 18, 1928, at 2 p. m., to comply with certificate of occupancy and join in this case.

147-28-S.

PETITIONER—John W. Hahner, for 130 West 30th Street Corp., lessee.

SUBJECT—Variation of the labor law as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—128-134 West 30th street, Manhattan.

APPEARANCES—

For Petitioner: Murray Hulbert.

ACTION OF BOARD—Laid over to December 18, 1928, at 2 p. m., after argument, to confer with building department.

308-28-S.

PETITIONER—Seneca Falls Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—16 Murray street and 19 Park place, Manhattan.

APPEARANCES—

For Petitioner: Murray Hulbert.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5

Negative 0

Absent 0

559-28-S.

PETITIONER—William F. Doyle, for Louis Dreiling, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

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PREMISES AFFECTED—131-133 Lee avenue, Brooklyn.
APPEARANCES—

For Petitioner: William F. Doyle.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Absent	0

THE RESOLUTION—

(559-28-S)

WHEREAS, William F. Doyle, for Louis Dreiling, owner, filed, June 22, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 131-133 Lee avenue, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated September 21, 1927 (Order No. 26226-LD), reads:

"1. Discontinue the use of the above premises which is occupied for manufacturing purposes in violation of Sec. 270 of the Labor Law. Defects noted are as follows:

"1. No second means of exit provided.

"2. The interior exit stairway is not constructed of incombustible material and less than 44" wide.";

and

WHEREAS, the building is non-fireproof, two stories (25 ft. 6 in.) in height, 39 ft. by 133 ft. 4 in. in area; OCCUPIED: 1st story, stores and moving picture theatre, seating 550 persons; 2nd story, factory, 5 persons; EXITS: an interior wooden stairway (52 in. and 43 in. wide), extending from the first story to second story, enclosed in metal lath and plaster partitions with metal-covered wood doors at openings; a proposed fire escape balcony on the second story level at the front of the building, with drop ladder in guides to street; ROOFS of adjoining buildings: about 10 ft. higher; and

WHEREAS, petitioner requests, in view of the light occupancy of the second story, the acceptance of the existing means of egress from this story.

Resolved, that the order of the fire commissioner be and it hereby is *affirmed*, and that the petition be and it hereby is *denied*.

581-28-S.

PETITIONER—Sloan Sporting Goods Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in an order of the superintendent of buildings.

PREMISES AFFECTED—88 Chambers street, Manhattan.

APPEARANCES—

For Petitioner: Elmer F. Quinn and Bernard Sloan.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Absent	0

THE RESOLUTION—

(581-28-S)

WHEREAS, Sloan Sporting Goods Co., Inc., owner, filed, June 29, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the superintendent of buildings, affecting premises 88 Chambers street, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated August 17, 1927 (Order No. 902-27), reads:

"In that of failing to provide counterbalanced stairs from second story balcony to street as called for on approved plans. You are hereby directed to make said

work conform to the approved plans or secure the approval of this Bureau by filing an amendment for the work as done.";

and

WHEREAS, the building is non-fireproof, five stories in height, 25 ft. by 75 ft. 1 in. in area at first and second stories and 25 ft. by 65 ft. in area above; OCCUPIED: 1st story, store, 7 persons; 2nd story, office, 3 persons; 3rd and 4th stories, manufacture of rubber stamps, 9 persons on the two stories; 5th story, storage, no occupancy; EQUIPPED with a sprinkler system in the cellar and a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in wood partitions with fireproof doors at openings; a fire escape on the front of the building having fireproof openings along the course thereof, extending from the second story to the top story with a drop ladder to the sidewalk; ROOFS of adjoining buildings: same height at east and west; and

WHEREAS, the petitioner claims that the occupancy is non-hazardous and the exits are adequate; that a counterbalanced stairs would obstruct the light, also hinder access and egress from the building; furthermore, the petitioner proposes to provide a drop ladder in guides in lieu of a counterbalanced stairs.

Resolved, that the order of the superintendent of buildings be and it hereby is *affirmed*, and that the petition be and it hereby is *denied*.

623-28-S.

PETITIONER—Gronenberg & Leuchtag, for Cooper Square Holding Co., owner.

SUBJECT—Variation of the labor law as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—28-30 Cooper square, Manhattan.

APPEARANCES—

For Petitioner: Jacob Weisberg.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin	5
Negative	0
Absent	0

THE RESOLUTION—

(623-28-S)

WHEREAS, Gronenberg & Leuchtag, for Cooper Square Holding Co., owner, filed, July 18, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 28-30 Cooper square, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered March 12, 1928 (re N. B. App. 113-1928), reads:

"4. Windows should comply with Section 264 Labor Law and Rule 503 Industrial Code.";

and

WHEREAS, the building is fireproof, ten stories in height, 49 ft. 10 1/4 in. by 113 ft. 6 3/8 in., irregular, in area; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and 25 per cent manufacturing, 70 persons per story; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings on the first, mezzanine and second stories in the street walls of the building glazed with 1/4-inch thick plate glass set in metal frames, said frames being partly fixed and partly hinged; the maximum of the glass on the first story being 12 ft. 8 1/4 in. by 8 ft. 2 in.; on the mezzanine story being 4 ft. by 4 ft. 3 in., and on the second story being 6 ft. 6 1/4 in. by 5 ft. 8 in.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows on the street front of the first and second stories, *on condition* that no light of glass

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above the first story shall exceed a width of 4 ft.; that these openings shall be equipped with approved metal frames and sash, glazed with 1/4-inch polished plate glass, and that the requirements of the labor law be complied with in all other respects.

610-28-S.

PETITIONER—John J. Gilmartin, for Rambusch Decorating Co., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—332 East 48th street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon..... 5

Negative 0

Absent 0

THE RESOLUTION—

(610-28-S)

WHEREAS, John J. Gilmartin, for Rambusch Decorating Co., owner, filed, July 13, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 332 East 48th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 6, 1928 (Order No. 40366-LD), reads:

"1. Arrange fire escape on rear of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Section 273 and 284 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law.

"Among the defects noted are the following:

"(b) No fireproof passageway from lower termination of fire escape to street."

and

WHEREAS, the building is non-fireproof, four stories in height, 25 ft. by 95 ft. in area; OCCUPIED by one tenant as a metal working establishment: 1st story, 10 persons; 2nd story, 10 persons; 3rd story, 3 persons; 4th story, 3 persons; EXITS: an interior wooden stairway, extending from the first story to top story (with iron ladder to scuttle in roof), enclosed in partitions constructed of wood, covered on both sides with 1/2-inch plaster boards, with wood doors at openings, with a 60-degree fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the rear yard, with EGRESS from the termination of the fire escape by means of door in fence leading to yards of premises to east and thence through hallways at yard level leading to street; ROOFS of adjoining buildings: 8 ft. higher; and

WHEREAS, petitioner, in view of the light occupancy and non-hazardous use of the premises, requests the acceptance of the existing means of egress.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the egress from the termination of the rear fire escape, on condition that a doorway in the fence leading to the open yard of the two adjoining premises to the east, namely 234-236 East 38th street, be maintained, with egress from the adjoining yards through hallway of tenement house direct to the street, on condition that the fire escape shall otherwise comply with the labor law in all respects and the building be not increased in height or area and so long as the occupancy remain unchanged.

319-28-S.

PETITIONER—Julian Roth, for 45th Street and Third Avenue Corp., owner.

SUBJECT—Application for reopening—Amendment—Variation of the labor law as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—235-247 East 45th street, Manhattan.

APPEARANCES—

For Petitioner: Julian Roth.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners

Connell and Holland and Deputy Chief

Martin 4

Negative: Commissioner Guilfoyle..... 1

Absent 0

THE RESOLUTION—

(319-28-S)

WHEREAS, Julián Roth, for 45th Street and Third Avenue Corp., filed, April 6, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 235-247 East 45th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered March 15, 1928 (N. B. Applic. No. 1-1928), and amended March 20, 1928, reads:

"This amendment is disapproved with the following objection:

"9. Fireproof windows with panes over 720 square inches are unlawful. Sec. 264 Labor Law."

and

WHEREAS, the building, in course of construction, is fireproof, sixteen stories in height, 150 ft. by 100 ft. 4 1/4 in. in area; OCCUPIED: showrooms and manufacturing, 110 persons on each story; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: a fire tower; an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, the petitioner proposes to use 1/4-inch plate glass in the front street windows, the maximum size of glass at first story 9 ft. 2 in. by 16 ft. 2 in., at mezzanine floor 2 ft. 6 in. by 5 ft. 8 in. and at second story 7 ft. 6 in. by 7 ft. 8 in.; and

WHEREAS, this petition was granted, as to the first story, by the board, at its meeting, October 30, 1928, and petitioner requested a reopening of the case and a variation as to the mezzanine and second stories.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, only so far as it affects the windows on the front of the building, first, mezzanine and second story, on condition that no light of glass above the first story shall exceed a width of 4 ft.; that the openings be equipped with approved metal frames and sash, glazed with 1/4-inch polished plate glass, and that the requirements of the labor law be complied with in all other respects.

634-28-S.

PETITIONER—Sidney L. Strauss, for Addie A. Steeger, owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—142-154 East 32nd street, Manhattan.

APPEARANCES—

For Petitioner: Sidney L. Strauss.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

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THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(634-28-S)

WHEREAS, Sidney L. Strauss, for Addie A. Steeger, owner, filed, July 26, 1928, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 142-154 East 32nd street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated June 18, 1928, read:

"Order No. 39164-LD:

"1. Enclose the interior stairway at west side of building, serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the 1st story to 3 feet above the roof, constructed as per Sec. 271 of the Labor Law or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law.";

and

"Order No. 39166-LD:

"1. Provide free and unobstructed passageway 36" wide so as to connect interior stairways east and west sides of building. Sec. 271 of the Labor Law.";

and

WHEREAS, the building is fireproof, six stories (70 ft.) in height, 108 ft. 4 in. by 89 ft. in area; OCCUPIED: 1st story, warehouse, 11 persons; 2nd story, printing and manufacture of art objects, 39 persons; 3rd story, printing, 26 persons; 4th story, laboratory, 43 persons; 5th story, printing and manufacture of art novelties, 28 persons; 6th story, manufacture of furniture, 17 persons; EQUIPPED with a fire alarm signal system; EXITS: two interior fireproof stairways, extending from the first story to roof; easterly stairway enclosed in fireproof partitions with fireproof doors at openings; the westerly stairway opening on each story to a public stair and elevator hall which is enclosed with fireproof partitions with fireproof doors at the openings therein; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the roof to the first story balcony, with EGRESS from the termination of the fire escape by means of a door leading into the premises at the rear; ROOFS of adjoining buildings: to west, 20 ft. lower; and

WHEREAS, petitioner, in view of the presence of the existing fire escape on the rear of the building, requests the acceptance of existing conditions.

Resolved, that the order of the fire commissioner, Order No. 39166-LD, Item 1, be and it hereby is *affirmed*, and that the petition as to this order be and it hereby is *denied*.

Resolved, further, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Order No. 39164-LD, Item 1, affecting the westerly stairs, *on condition* that the public corridor enclosing stairs shall be constructed of fireproof material with openings therein equipped with self-closing fireproof doors, opening out.

675-28-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for St. James Church, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—94 Chambers street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition. THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin..... 5
Negative 0
Absent 0

THE RESOLUTION—

(675-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for St. James Church, owner, filed, August 16, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 94 Chambers street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 9, 1928 (Order No. 36936-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least 3' throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Sec. 273 of the Labor Law.

"2. Enclose the interior stairway on the 1st story with partitions of fire resisting material, same extending from floor of 1st story to underside of the 2nd story, rule 7, Board of Standards and Appeals, adopted Feb. 23, 1927.";

and

WHEREAS, the building is non-fireproof, five stories (64 ft. 3 in.) in height, 24 ft. 9½ in. by 75 ft. 1 in. in area at first story and 29 ft. 9½ in. by 62 ft. 6 in. in area above; OCCUPIED: 1st story, restaurant, 6 persons; 2nd story, printing, 6 persons; 3rd story, electro typing and engraving, 5 persons; 4th story, vacant at present; 5th story, printing, 5 persons; EXITS: an interior wood stairway, extending from the first story to top story (with iron ladder leading to scuttle in roof), enclosed in wood sheeting, fire-retarded on store side of first story, with wood doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the main roof of the first story extension, with EGRESS from the termination of the fire escape by means of adjacent one-story extension roofs at rear and to the west; ROOFS of adjoining buildings are at same level; and

WHEREAS, petitioner contends that the plans for the present fire escape were approved by the bureau of buildings under Alt. 1840-16 based on a letter from the labor department, stating that the industrial commission had adopted a resolution on May 16, 1916, accepting the proposed fire escape and egress therefrom; regarding Item No. 2, which calls for the enclosure of the stairway in the first story due to the restaurant occupancy, would state that the stairway is now enclosed in the first story with wood boards on the hall side and wire lath and cement mortar on the store side.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to Item 1, Order No. 36936-LD, *on condition* that an iron balcony be provided from the rear of the second story with iron stairs to five connecting extension roofs of the premises immediately to the rear on Warren street, with exit to the street through five buildings on Warren street, and *granted*, as to Item 2, *on condition* that the stair side of the first story stair enclosure be finished with cement mortar on wire lath, so long as conditions as to occupancy and use remain substantially unchanged.

674-28-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Morris Angrist, et al., owners.

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SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—40 East Broadway, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Negative 5

Absent 0

THE RESOLUTION—

(674-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Morris Angrist, et al., owners, filed, August 16, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 40 East Broadway, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 5, 1928, reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at rear of building by constructing a fireproof passageway with an unobstructed width of at least 3 ft. throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law.

"2. Arrange the fire escape on rear of building and the openings leading thereto and the windows opening on the course thereof, so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals.

"Among the defects noted are the following:

"1. No balcony on 3rd story."

and

WHEREAS, the building is non-fireproof, five stories (55 ft. 9 in.) in height, 25 ft. by 66 ft. 8 in. in area at first story and 28 ft. by 46 ft. in area above; OCCUPIED: 1st story, stores, 8 persons; 2nd story, altering clothing, 3 persons; 3rd story, cutting clothing, 2 persons; 4th story, manufacturing clothing, 6 persons; 5th story, manufacturing cloaks, 8 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to roof story, enclosed in metal lath, covered on both sides with Portland cement mortar partitions, with fireproof doors at openings; a fire escape on the rear of the building, having fireproof openings along the course thereof, extending from the main roof to the roof of the second story extension, leading thence to the first story extension roof, with EGRESS from the termination of the fire escape by means of adjacent roofs of one-story extension to the east; ROOFS of adjoining buildings: to east, one story lower; to west, same level; and

WHEREAS, petitioner requests, in view of the light occupancy of the premises, the acceptance of the existing means of egress from the termination of the fire escape, and as to the required balcony at the third story level, contends that a similar violation was dismissed as complied with by the State Department of Labor under photo 1096, which is part of the present fire department record, and also plans for this work showing the construction and egress were filed with and approved by the bureau of buildings at that time, and there has been no change in conditions since that time.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 1, on condition that the easterly parapet of the rear first story extension be cut down to the level of the roof of adjoining premises to the east, with egress from the roof

of the adjoining easterly extension through plain glass windows to the next adjoining building, easterly, and also down a fire escape balcony to the yard of the premises to the rear; that egress from the three yards of the premises to the rear shall be maintained open and unobstructed, and granted, as to Item 2, so long as existing fire escape stairs from the fire escape on the third story be maintained to the roof of the second story extension, and that egress from the third story be maintained by fireproof doorway to the roof of the second story extension, so long as conditions as to occupancy and use remain substantially unchanged and the building be not increased in height or area.

508-28-S.

PETITIONER—John J. Gilmartin, for Charles Weisbecker, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—268-270 West 125th street and 267-269 West 124th street, Manhattan.

APPEARANCES—

For Petitioner: John J. Gilmartin.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Negative 5

Absent 0

THE RESOLUTION—

(508-28-S)

WHEREAS, John J. Gilmartin, for Charles Weisbecker, Inc., owner, filed, June 4, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 268-270 West 125th street and 267-269 West 124th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 24, 1928 (Order No. 12033-LD), reads:

"1. Arrange the fire escape on the rear of the building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provisions of Sections 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Section 271 of the Labor Law. SEE NOTE.

"NOTE: Among the defects noted are the following: Windows on course not fireproof, self-closing. No steps to sills. No balcony from top story to roof. No balcony at second story. No counterbalanced stairway from lowest balcony. No safe passageway to street from termination.";

and

WHEREAS, the building is non-fireproof, five stories in height, 50 ft. by 202 ft. in area at first story and 50 ft. by 90 ft. in area above; OCCUPIED: 1st story, market; 2nd story, bakery, 10 persons; 3rd story, office, 25 persons; 4th story, grocery storage, 3 persons; 5th story, manufacture of sausages, 5 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior fireproof stairway, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; a fire escape on the rear wall of the building, having fireproof openings along the course thereof, extending from the main roof to roof of first story extension, with no safe means of EGRESS from the termination of the fire escape to street; ROOFS of adjoining buildings: 15 ft. lower at west; 30 ft. lower at east; and

WHEREAS, the petitioner claims that the entire fire department order will be complied with except the "passageway to street from termination of fire escapes," and proposes to provide a sliding drop ladder in guides from the

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roof of first story extension leading into a 25-foot court adjoining at west, where egress may be had through hallways of tenements to the street; furthermore, the petitioner contends that safe egress could be provided from roof of first story extension to 125th street due to a large marquise which covers the front and used for electric sign.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, as to no platform on the second story, *on condition* that there be provided at the rear of the second story to roof of extension an approved fireproof casement door; *granted*, as to counterbalanced stairway to lowest balcony, *on condition* that an opening in the westerly parapet at the level of the one-story extension roof be provided and that an iron balcony with stairway and intermediate balcony be erected on the easterly gable wall of the rear extension, the lowest balcony to be not more than 12 ft. above yard grade of adjoining premises to the west, with counterbalanced drop ladder in guides from lowest balcony of this exterior iron stairs to the yard level, with egress from yard of the adjoining premises to the west through hallway to street; iron steps with platform shall be provided from the grade of the yard level to the sill of any one window in the wall of the adjoining building, so long as conditions as to occupancy and use remain unchanged.

APPLIANCES SUBMITTED FOR APPROVAL.

593-28-SA.

PETITIONER—Celite Products Co.

SUBJECT—Celite—for use with Cement, approval of.

APPEARANCES—None.

ACTION OF BOARD—Laid over to December 4, 1928, at 2 p. m., on written request of petitioner.

594-28-SA.

PETITIONER—Celite Products Co.

SUBJECT—Sil-O-Cel Heat Insulating Brick, approval of.

APPEARANCES—None.

ACTION OF BOARD—Laid over to December 4, 1928, at 2 p. m., on written request of petitioner.

620-28-SA.

PETITIONER—Lasson & Bissell, Inc.

SUBJECT—United States Oil Burner, approval of.

APPEARANCES—

For Petitioner: M. M. Spencer.

ACTION OF BOARD—Petition placed on reserve calendar subject to inspection and report by committee of the board.

922-26-SA.

PETITIONER—Harry P. Jaenike, for Elma U. Dougherty and Frederick E. Loescher, owners.

SUBJECT—Application for reopening—Reconsideration—previously dismissed—re Approval of Da-Lo-Ja Pressure Reducing Valve.

APPEARANCES—

For Petitioner: Frank W. Fitzpatrick and Harry P. Jaenike.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Deputy Chief Martin.....

Negative 5

Absent 0

Adjourned 6.00 p. m.

WILLIAM J. O'GORMAN, Secretary.

RULES

FACTORY EXIT RULES ADOPTED FEBRUARY 23, 1927.

64-27-SR

STANDARD FACTORY EXITS

Section 1—Fire Escapes.

Rule 1. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, more than five stories in height and not exceeding nine stories in height, nor in any case more than 90 ft. from curb level to top floor level, one of the required means of exit or escape under Section 271-1 of the Labor Law may consist of an outside fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, labor law, and in addition thereto:

(1) The balconies and stairs shall be protected on the outside by substantial railings to a height of at least 4 ft. 6 in., measured from floor of balcony or center of stair tread, constructed of bars at least one-half ($\frac{1}{2}$) inch in diameter, spaced not more than six (6) inches on centers, or of substantial grille work, or of screening not less than No. 10 U. S. gauge wire with not more than one and one-half ($1\frac{1}{2}$) inch mesh, all rigidly braced;

(2) When there is safe egress from the roof of the building to any adjoining structure, the fire escape stairway shall continue to the roof, and if there be no safe means of egress, a gooseneck ladder shall be provided from the top story balcony to the roof.

(b) Any such fire escape erected prior to October 1, 1913, shall conform in every respect with the requirements of paragraph (a) of this rule, except that balconies may be not less than 3 feet in width; the connecting stairs not less than 20 inches in width, and placed at an angle not exceeding 60 degrees if the building is not over six stories in height, otherwise at an angle of 45 degrees.

Rule 2. In any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, five stories or less in height, one of the required means of exit under Section 271 of the Labor Law may consist of an outside iron fire escape, provided that:

(a) Any such fire escape hereafter erected shall comply with all the provisions of Section 273, Labor Law.

(b) Existing fire escapes shall comply with all the provisions of Section 274, Labor Law and in addition thereto

(1) The balconies shall be not less than 3 feet in width.

(2) The rails around balconies and well holes and on stairways shall be not less than 3 feet in height.

(3) Passageways on the balconies shall be not less than 14 inches in the clear.

(4) At least one opening to each balcony shall be a single fireproof casement door at least 2 feet wide and at least 6 feet in height, except that where the distance between the sill and lintel will not permit of an opening 6 feet in height, a casement door not less than 4 ft. 6 in. in height will be permitted.

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Rule 3. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided.

Such fire doors may be at window sill level if fixed iron step at least two feet wide, with risers not exceeding eight (8) inches, and treads not less than eight (8) inches are provided on the inside from floor level to sills properly secured.

Rule 4 (a) Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of these rules.

(b) A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271-1 of the Labor Law, in any building erected prior to October 1, 1913, now occupied or to be occupied as a factory, exceeding nine stories in height, or more than 90 feet from curb level to top floor level.

Rule 5. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Section 2—Enclosure of Factory Stairways.

Rule 6. Except as herein provided, in all factory buildings five stories or less in height, erected prior to October 1, 1913, in which there are more than twenty-five persons employed above the second story, all interior stairways, serving as required means of exit, and the landings, platforms and passageways connected therewith, shall be enclosed on all sides by partitions of fire-resisting material extending continuously from the lowest point of the stairway in accordance with the following schedule:

Number of stories	Contents combustible, no sprinkler	Contents non-combustible, no sprinkler	Contents combustible, and sprinkler	Contents non-combustible, and sprinkler
Three	Stairways Enclosed			
Four	Stairways Enclosed	Stairways Enclosed		
Five	Stairways Enclosed	Stairway Enclosed	Stairways Enclosed	

The term "contents" as used above means articles, goods, wares and merchandise, packed, stored, manufactured or in the process of manufacture.

The term "combustible" as used above means articles, goods, wares or merchandise which will burn or support combustion.

The term "sprinkler" as used above means an adequate automatic sprinkler equipment installed and maintained in good working order on each floor.

The term "story" as used above means that part of a building between any floor and the floor or roof next above;—the first story is that part of a building which is more than 50 per cent above the floor below and the floor next above the curb or average grade level.

Where the stairway extends to the top floor of the building, such partitions shall extend to the under side of the roof boarding. That portion of the under side of the roof beams within the stair enclosure shall be covered with fire resisting material, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the under side of the roof.

Where the stairway is required to extend to the roof, the enclosure shall be so built as to form a bulkhead. The enclosure shall be ventilated by a skylight in the roof with louvres or ventilators, or exterior windows with ventilating sections at the top floor.

All openings in such partitions shall be provided with approved self-closing fire doors, except where such openings are in the exterior wall of the building.

The bottom of the enclosure shall be of fireproof material at least four inches thick unless the partition extends to the cellar bottom.

A horizontal exit, as defined in section 267 of the Labor Law, will be accepted as a compliance with this rule when both sides of the fire wall or walls are occupied on any factory floor by the same occupant

Rule 7. Where there are occupancies on any story or part of a story involving the storage or use below the top story of the following materials and exceeding the amount specified, and there are more than 5 persons employed at manufacturing above such occupancy, the interior stairway serving as required means of egress shall be enclosed on that story with fire resisting material from floor to under side of floor above, including any exposed stair soffits, landings and passageways; openings shall be provided with approved self-closing fire doors.

Nitrocellulose in any shape or form, 10 lbs.

Volatile inflammable oils, 1 gal.

Volatile inflammable mixtures, 5 gals.

Combustible mixtures, 10 gals.

Paints, varnishes and lacquers, 10 gals.

Upholstering or mattresses, manufacturing or repairing.

Cotton, rag and paper sorting, 1 ton.

Paper box manufacturing.

Restaurants and lunch rooms with cooking (not including tea, coffee or similar beverages).

The Board shall rule upon new occupancies as they arise and pass upon points under dispute.

When more than two stories are to be segregated, as above, the entire stairway shall be enclosed in fire-resisting material where there are more than 5 persons employed at manufacturing above the first story.

Rule 8. Required Exits and Enclosures of Stairways in Two-story Factory Buildings.

1. Required Exits.—In every two-story factory building erected prior to October 1, 1913, in which more than five persons are employed at manufacturing, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to section 273, Labor Law, or rule 2 of these rules. Except that exit door shall be a fire door, with substantial steps to the sills properly secured when sill is more than 8 inches above the floor level; and where there is no safe egress from the roof, a gooseneck ladder shall be provided from top balcony to the roof, except on the front of buildings.

Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by section 273, Labor Law, or to open adjoining yard with egress to the street. No point on any floor of such building shall be more than one hundred and fifty (150) feet distant from such an exit.

Rule 9. Enclosure of Stairways.—In two-story buildings where there are occupancies on any story or part

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of a story involving the storage or use below the top story of any of the materials exceeding the amounts specified in Rule 7 and there are more than 5 persons employed at manufacturing above such occupancy, all interior stairways serving as required means of exit shall be enclosed from the lowest point of such stairway to the ceiling of the first floor by partitions of fire-resisting material, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairways shall not be required. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to a street or road. All openings in such enclosure shall be provided with fire doors equipped with self-closing devices.

All reference herein to "Enclosure of Stairways" shall be considered as applying only to required stairways.

Rule 10. Storage of Combustible Material Within Factory Stairway Enclosures.

In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith.

Section 3—Safe Egress from Roofs of Factory Buildings.

Rule 11. Interior stairways serving as required means of exit in factory buildings erected after October 1, 1913, and not exceeding five stories in height, and in buildings erected before October 1, 1913, now occupied or to be occupied as a factory, shall not be required to extend to the roof where there is no safe egress from the roof, under Sections 270, 271 and 272, Labor Law.

(a) When the roofs, or the top of the parapet wall of an adjoining building are more than eight feet below or more than five feet above the top of the parapet wall of the building in question, and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where any outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings five feet above the roof or parapet wall of the building in question.

(b) When the roof of the building in question has a pitch exceeding one foot in six feet of horizontal run.

Rule 12. (a) When there is no safe egress from the roof, as above described, there shall be in all cases at least a double-rung ladder at the top of the interior stairway, and within the interior stairway enclosure when stairway is enclosed. Such ladder shall be at least 18 inches in width and shall be properly secured at top and bottom. The ladder shall lead to a scuttle opening not less than 2 feet by 3 feet or be of such additional area as may be required to provide ample head room. The scuttle cover shall be hinged and of light weight construction, or be counter-balanced. An easily operated hook may be provided on scuttle cover.

(b) Where the stair bulkhead door opens within 10 feet from the open edge of the roof, an iron railing properly braced at least 3 feet high and at least 10 feet long shall be provided at the edge of roof.

SUBSTANDARD FACTORY EXITS.

Section 4—Fire Escapes.

Rule 13. When in addition to the required exits from any factory or factory building, there exist other means of egress which are not entirely in accordance with the requirements of the Labor Law and the Rules of the Board of Standards and Appeals, such means of egress may be retained under the following conditions:

(a) Fire Escapes.—All substandard fire escapes on factory buildings shall be maintained structurally safe, properly painted, and with the openings leading thereto, kept in good repair.

In lieu of a counter-balanced stairway, a drop ladder in guides with a back-drop gravity hook may be provided.

The drop ladder shall be of sufficient length to reach from the lowest balcony to the ground or safe landing place, with a passageway opening cut in the balcony rail, which rail shall be properly braced.

When such substandard fire escapes are located in a court, side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yards, or the lowest balcony may be connected to an adjoining fire escape, exterior stairway, to the roof of adjoining extensions, or other means of egress satisfactory to the authorities having jurisdiction.

Substandard fire escapes shall be kept clear of all obstructions, shall not be used for fire drills, and shall not be considered as a basis for increase in occupancy.

Section 5—Stairways and Bridges.

Rule 14.—Interior Stairways.—All interior stairways not conforming to the requirements of the Labor Law or rules of the Board of Standards and Appeals may be retained, provided that egress to same is maintained unobstructed, halls are properly lighted, and all landings, passageways, etc., are maintained free and unobstructed. An easily operated panic bolt or other similar device may be installed at street exit door.

Rule 15.—Exterior Screened Stairways.—Exterior screened stairways not serving as a required means of egress shall be maintained structurally safe and properly painted, exits thereto and all platforms and passageways thereof shall be maintained unobstructed, and egress from termination shall be provided as required for substandard fire escapes in subdivision a.

Rule 16.—Horizontal Bridges.—Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted, and access thereto and all passageways thereof shall be maintained unobstructed.

Rule 17. No sign of any character shall be placed at openings leading to these sub-standard exits.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.

- 1264-25-SA—Koerting Gear Pump, approval of.
- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 569-26-SA—Trowbridge & Schellens Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1307-27-SA—A B C Angle Hose Valve, approval of.
- 187-28-SA—Faraday Model Single Stroke Solenoid 110 Volt D.C. Fire Alarm Gong, approval of.
- 188-28-SA—Faraday Waterflo Alarm Panel, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 304-28-SA—Crocker 2½-Inch Angle Hose Valve, approval of.
- 404-28-SA—Signal Engineering Sprinkler Alarm Panel, approval of.
- 443-28-SA—Kres-Kno Oil Burner, approval of.
- 511-28-SA—Genuine Detroit, Type "S," Anti-Syphon Valve, approval of.
- 515-28-SA—Jenkins 4 in. Swing Check Valve, approval of.
- 516-28-SA—Jenkins 6 in. Swing Check Valve, approval of.
- 517-28-SA—Jenkins 8 in. Swing Check Valve, approval of.
- 584-28-SA—Noiseless Nokol Rotary Type Burner, approval of.
- 620-28-SA—United States Oil Burner, approval of.
- 697-28-SA—Acme Fire Alarm Signal System, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PROGRESS REPORT

DOCKET		DISPOSITION OF CASES	
Cases pending December 31, 1927.....	669	Withdrawn	203
Cases filed up to November 28, 1928.....	921	Dismissed	67
Restored to calendar.....	79	Denied	259
		Granted	2
		Granted on condition.....	498
		Appliances approved.....	39
		Appliances dismissed, disapproved or withdrawn....	26
		Rules approved.....	3
		Rules disapproved or rescinded.....	0
MISCELLANEOUS APPLICATIONS.		MISCELLANEOUS ACTIONS.	
Requests to reopen.....	206	Requests to reopen granted.....	178
Requests to amend.....	41	Requests to reopen denied.....	27
Requests for modification.....	15	Requests to amend granted.....	40
Requests to rescind.....	4	Requests to amend denied.....	0
Requests for extension of time.....	38	Requests for modification granted.....	12
Requests for extension of permit.....	12	Requests for modification denied.....	3
Requests for mechanical installations.....	0	Requests to rescind granted.....	4
Requests for approval of plans.....	28	Requests to rescind denied.....	0
Administrative requests.....	0	Requests for extension of time granted.....	35
Requests for interpretation.....	5	Requests for extension of time denied.....	3
Total	2018	Requests for extension of permit granted.....	11
Disposed of.....	1446	Requests for extension of permit denied.....	1
Cases pending November 28, 1928.....	572	Requests to install granted.....	0
		Requests to install denied.....	0
		Plans approved.....	27
		Plans disapproved.....	1
		Administrative requests granted.....	0
		Administrative requests denied or withdrawn.....	0
		Interpretations	5
		Requests withdrawn or dismissed.....	2
		Total	1446

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,
Room 1001, Municipal Building,
New York City.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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DECEMBER 11, 1928

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No. 50

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

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CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary.

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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This issue of the Bulletin contains, in the order given—

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Regular Meeting, December 4, 1928, 10 a. m.

Minutes of Regular Meeting, December 4, 1928, 2 p. m.

Correction.

Rules of Procedure.

Notice of Public Hearing on Amendments to Fuel Oil Rules.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

THE LIBRARY OF THE

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, December 11, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, December 18, 1928, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to December 5, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
934-28-BZ.....	B.B.Bx...	West side of Broadway, 277.03 ft. north of West 240th st., Bx., N. B. 2240-28
933-28-BZ.....	B.B.Q....	Metropolitan ave., southeast corner of 125th st. and southeast corner of 85th ave., Jamaica, Q., N. B. 9295-28 & 9296-28
932-28-A.....	F.D.....	912 Broadway, Bklyn., L. C. 18951
931-28-BZ.....	B.B.B....	1301-1307 Chestnut ave., Bklyn., Applic. 19587-28
930-28-A.....	F.D.....	16 E. 55th st., Man., F-40171
929-28-S.....	F.D.....	107 W. 29th st., Man., L. D. 44369
928-28-BZ.....	B.B.B....	8517-8537 New Utrecht ave., Bklyn., Applic. 18808-28
927-28-BZ.....	B.B.B....	69-95 Kings Highway, Bklyn., Applic. 18805-28
926-28-BZ.....	F.D.....	Southeast corner of Ocean ave. & Avenue V., Bklyn., Alt. 4334-28
925-28-BZ.....	F.D.....	Southwest corner of E. 95th st. & East New York ave., Bklyn., Alt. 4426-28
924-28-A..	B.B.M. & F.D..	301-303 Mulberry st., Man., N. B. 454-28 & Alt. 2421-28
923-28-BZ.....	B.B.Bx...	Northeast corner of Jerome ave. & E. 196th st., Bx., N. B. 2209-28
922-28-BZ.....	B.B.B....	1377-1389 Decatur st., Bklyn., Applic. 17961-27
<i>Restored to Calendar.</i>		
300-28-BZ.....	B.B.Q....	109-57 to 109-65 Cross Island blvd. (206th st.), Bellaire, Q, Applic. 7542-27
237-27-S.....	F.D.....	4109 16th ave., Bklyn., L. D. 83839

CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 11, 1928, 2 P. M.

Building Zone Cases.

558-28-BZ.
APPLICANT—Philip Freshman, for Lilly Realty Co., owner.

PREMISES—1664-1678 Eleventh avenue, northwest corner of Prospect avenue, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, a gasoline service station.

605-28-BZ.

APPLICANT—William Weintraub, for Frank Morea, owner.

PREMISES—Southwest corner of Queens boulevard and Hillyer street, Elmhurst, Borough of Queens.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

621-28-BZ.

APPLICANT—Samuel Rosenblum, for Isaac Morganstein, owner.

PREMISES—1182 Sutter avenue, south side, 40 ft. west of Crystal street, Brooklyn.

APPLICATION, under sections 7f and 21 of the building zone resolution,

TO PERMIT in a business district the maintenance of an iron works for a temporary period.

630-28-BZ.

APPLICANT—Cellar & Kraushaar, for Arseekay Syndicate, owner.

PREMISES—Southwest corner of Liberty avenue and 78th street, Woodhaven, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

650-28-BZ.

APPLICANT—William Holt, for Tomas Adikes, owner.

PREMISES—144-08 to 144-18 91st avenue, south side, 133 ft. west of 146th street, Jamaica, Borough of Queens.

APPLICATION, under section 7g of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

662-28-BZ.

APPLICANT—Allen & Mencaccy, for Boom Construction Corp., owner.

PREMISES—Northeast corner of Grand avenue and 72nd place, Maspeth, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

672-28-BZ.

APPLICANT—Hallinan & Groh, for William Zagarino, owner.

PREMISES—Northeast corner of Van Wyck boulevard and Lincoln avenue, Jamaica, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

150-28-BZ.

APPLICANT—William Lyman, substituted for William Farrell, for Bronx Architectural Iron Works, owner.

CALENDAR

PREMISES—850 East 221st street, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the maintenance of the use and occupancy of an existing building for the manufacture of iron and steel works.

866-28-BZ.

APPLICANT—John J. Dorman, for City of New York, owner.

PREMISES—27-12 to 27-16 Kearney street, west side, 100 ft. south of 27th avenue, Elmhurst, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district and also in an "E" area district the erection and maintenance of a fire house, without a rear yard and less than 10 ft. from the street line, and also to occupy a greater per cent of the lot than permitted under the zone resolution.

867-28-BZ.

APPLICANT—John J. Dorman, for City of New York, owner.

PREMISES—44-01 244th street, Douglaston, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district and also within an "E" area district the erection and maintenance of a fire house, without a rear yard, and less than 10 ft. from the street line, also to construct an outer court less than 5 ft. in width and occupy a greater per cent of the lot than permitted under the zone resolution.

DECEMBER 11, 1928, 10 A. M.

Appeals from Administrative Orders.

24-28-A—2-12 West 34th street, Manhattan.

566-28-A—429-435 East 23rd street, Manhattan.

587-28-A—423-435 East 56th street, Manhattan.

609-28-A—1319 Metropolitan avenue, north side, 522 ft. east of Newtown Creek, Maspeth, Borough of Queens.

617-28-A—117-125 Adams street and 54-62 Prospect street, southeast corner, Brooklyn.

679-28-A—329-331 West 15th street, Manhattan.

686-28-A—408-438 Fulton street, southeast corner of Galatin place, Brooklyn.

817-28-A—490-538 Hamilton avenue, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 11, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 386-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution, of Julius Eckman, applicant, on behalf of Jack M. Hoffman, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises west side of Flatbush avenue, 120 ft. south of Avenue R, Brooklyn.

CAL. NO. 387-28-BZ—Application, April 24, 1928, under section 21 of the building zone resolution,

of Julius Eckman, applicant, on behalf of Stollkester Holding Co., owner, to permit in a residence district the erection and maintenance of a gasoline service station; premises 1445-1455 East 29th street, Brooklyn.

CAL. NO. 255-28-BZ—Application, March 23, 1928, under sections 7g and 21 of the building zone resolution, of William F. Doyle, applicant, substituted for Charles Schaefer, Jr., on behalf of Wm. A. Taylor Building Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1676-1678 Jerome avenue, east side, 165 ft. north of East 174th street, The Bronx.

CAL. NO. 294-28-BZ—Application, April 2, 1928, under section 21 of the building zone resolution, of Arthur M. Spiro and Joseph Spiro, applicants and owners, to permit in a business district the erection and maintenance of a coal yard and coal pockets; premises north side of Great Kills road, 111 ft. west of Amboy road, Great Kills, Borough of Richmond.

CAL. NO. 481-28-BZ—Application, May 24, 1928, under section 21 of the building zone resolution, of Joseph A. Walsh, applicant, on behalf of Inwood Heights Corp., owner, to permit the extension, from a business district into a residence district, of a proposed business building; premises 4728-4734 Broadway, southeast corner of Thayer street, Manhattan.

CAL. NO. 604-28-BZ—Application, July 10, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Mosca Realty Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 5001-5027 Kings Highway, southwest of Glenwood road, Brooklyn.

CAL. NO. 628-28-BZ—Application, July 20, 1928, under section 21 of the building zone resolution, of Philip J. Sinnott, applicant, on behalf of Patrick Hangel, owner, to permit in a residence district the erection and maintenance of a business building for store occupancy; premises southwest corner of Nelson avenue and Macombs road, The Bronx.

CAL. NO. 647-28-BZ—Application, July 31, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Golran Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 376 East 184th street, west side, 356.49 ft. southeast of Tiebout avenue, The Bronx.

CAL. NO. 657-28-BZ—Application, August 7, 1928, under sections 7c and 21 of the building zone resolution, of Albert Conway, applicant, on behalf of Second Mortgage Securities Corp., owner, to permit the ex-

CALENDAR

tension, from a business district into a residence district, of a proposed business building; premises 1106-1118 Eastern Parkway, south side, 45 ft. west of Utica avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 11, 1928, 2 P. M.

Appeals from Administrative Orders.

- 412-28-A—1493-1501 Broadway, Manhattan.
 774-28-A—6501-6505 13th avenue, southeast corner of 65th street, Brooklyn.
 541-28-A—2866-2870 Third avenue, The Bronx.
 365-28-A—50 West 57th street, Manhattan.
 576-28-A—628-642 Amboy street, northwest corner of East 98th street, Brooklyn.
 580-28-A—1 East 57th street, northeast corner of Fifth avenue, Manhattan.
 379-28-A—1556-1560 Broadway and 157-165 West 46th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday afternoon, December 11, 1928, at 2 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 477-28-BZ—Application, May 22, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Grandside Realty Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a business building (stores); premises southwest corner of Burnside avenue and Grand Concourse, The Bronx.

CAL. NO. 499-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Farlow Associates, Inc., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Undercliff avenue and West 175th street, The Bronx.

CAL. NO. 547-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of F. Billotto, owner, to permit in a residence district the alteration and conversion of an existing dwelling to a business use (store) on the basement story; premises 3534 Holland avenue, east side, 59.32 ft. north of East 211th street, The Bronx.

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 Uni-

versity avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 534-28-BZ—Application, June 12, 1928, under section 21 of the building zone resolution of William H. Bulkley, applicant, on behalf of Joseph A. Palma, owner, to permit in a business district the erection and maintenance of a garage for more than five (5) motor vehicles and a gasoline service station; premises 586 Amboy road, north side, 550 ft. from Foster avenue, Princes Bay, Borough of Richmond.

CAL. NO. 394-28-BZ—Application, April 23, 1928, under section 21 of the building zone resolution of Harry B. Kelter, applicant, on behalf of Max Epstein, owner, to permit in a business district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 16221 Willets Point boulevard and 15-02 Utopia Parkway, southwest corner, Whitestone, Borough of Queens.

CAL. NO. 540-28-BZ—Application, June 15, 1928, under section 21 of the building zone resolution of J. G. Shea, applicant, on behalf of Arthur T. Doyle and Martin Linsky, owners, to permit the erection of a garage for more than five (5) motor vehicles in a residence district; premises 70-01 36th avenue and 35-41 Kitta street (Sprague street), northeast corner, Woodside, Borough of Queens.

CAL. NO. 406-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution of Edward L. Kelly, applicant, on behalf of Anna Stanaitis, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 53-16 to 53-20 Metropolitan avenue and 301-305 Grandview avenue, northeast corner, Ridgewood, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, DECEMBER 14, 1928, AT 10 A. M.

SPECIAL MEETING.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provision of the building zone resolution, *Friday morning, December 14, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 595-28-BZ—Application, July 5, 1928, under section 21 of the building zone resolution of William F. Doyle, applicant, on behalf of Hyrose Building Corp., owner, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story; premises southeast corner of Montgomery street and Albany avenue, Brooklyn.

CAL. NO. 1256-27-BZ—Application, November 30, 1927, under section 21 of the building zone resolution

CALENDAR

tion, of Philip J. Sinnott, applicant, on behalf of Joseph Testagrose, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 37-45 Remsen avenue, east side, 25 ft. 2½ in. south of Earl street, Brooklyn.

AL. NO. 479-28-BZ—Application, May 23, 1928, under section 21 of the building zone resolution, of Bennett & Koepfel, applicants, on behalf of Samuel Bikoff, owner, to permit in a residence use and "E" area district the erection, within the 10-foot setback line, of a side extension of a building; premises 60-66 89th street, southeast corner of Shore court, Brooklyn.

AL. NO. 510-28-BZ—Application, June 4, 1928, under section 7g of the building zone resolution, of Philip Freshman, applicant, on behalf of Gertrude Holding Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the installation of a gasoline service station; premises 15-23 Bay Ridge avenue, northwest corner of Owl's Head court, Brooklyn.

AL. NO. 528-28-BZ—Application, June 9, 1928, under sections 7c and 21 of the building zone resolution, of Bly & Hamann, for Sarah A. Sweedler, owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 442-452 89th street and 8902 Fifth avenue, southwest corner, Brooklyn.

AL. NO. 542-28-BZ—Application, June 15, 1928, under section 21 of the building zone resolution, of Adele M. Razzetti, et al., applicants and owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises east side of Sedgwick avenue, 292 ft. north of Undercliff avenue, The Bronx.

AL. NO. 1192-27-BZ—Application, November 11, 1927, under section 21 of the building zone resolution, of Henry J. Nurick, applicant, on behalf of Louis Del Gaudio, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1756-1764 Bushwick avenue, southeast corner of Fanchon place, Brooklyn.

AL. NO. 590-28-BZ—Application, July 3, 1928, under sections 7e and 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, substituted for Cohen & Siegel, on behalf of Leo Silver Co., Inc., owner, to permit, partly in a business district and partly in a residence district, and also within a "B" area district, the alteration and extension in height of an existing garage for the storage of more than five (5) motor

vehicles and the installation of a gasoline service station, also the omission of the rear yard required under the zone resolution; premises 543-549 East Fordham road, north side, 100 ft. east of Bathgate avenue, The Bronx.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, DECEMBER 14, 1928, AT 2 P. M.

SPECIAL MEETING.

Rules.

217-21-SR—Fuel Oil Rules, amendments to.

CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 18, 1928, AT 2 P. M.

Building Zone Cases.

530-28-BZ.

APPLICANT—McCooey & Conroy, for Gerardo Benvenuto, owner.

PREMISES—6314-6322 Fort Hamilton avenue (Parkway), northwest corner of 64th street, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

622-28-BZ.

APPLICANT—Bregman & Co., Inc., for Metry Holding Corp., owner.

PREMISES—840-846 Barry street and 1141 Burnett place, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the maintenance of a factory building not in conformity with the provisions of section 4 of the building zone resolution.

656-28-BZ.

APPLICANT—Emil Guterman, for Salvatore Esposito and Frank Buoniconto, owners.

PREMISES—5913-5923 13th avenue and 1301-1311 60th street, northeast corner, Brooklyn.

APPLICATION, under section 7e of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

DECEMBER 18, 1928, 10 A. M.

Appeal from Administrative Order.

527-28-A—212 East 23rd street, Manhattan.

465-28-A—850 ft. south of Goethal Bridge and 6,000 ft. east of Arthur Kill, Borough of Richmond.

1426-24-A—2121-2129 Broadway and 227-229 West 74th street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, December 18, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

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CAL. NO. 45-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Marles Realty Corp., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 2871 Bailey avenue, west side, 337.08 ft. south of West 230th street, The Bronx.

CAL. NO. 664-28-BZ—Application, August 13, 1928, under sections 7c, 7e and 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Annie Silverman, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 636-640 Gates avenue, Brooklyn.

CAL. NO. 455-28-BZ—Application, May 17, 1928, under sections 7g and 21 of the building zone resolution, of Alfred J. Boulton, applicant, on behalf of Abe Brody, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 867-879 Gravesend avenue, east side, 80 ft. south of Avenue F, Brooklyn.

CAL. NO. 601-28-BZ—Application, July 6, 1928, under sections 7c and 21 of the building zone resolution, of William Weintraub, applicant, on behalf of Max Schoenfeld, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 7716 Queens boulevard, Elmhurst, Borough of Queens.

CAL. NO. 665-28-BZ—Application, August 13, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of George H. Hochschwender, owner, to permit in a residence district the erection and maintenance of a business building for store occupancy; premises 2022-2034 Bedford avenue and 99-103 Clarkson avenue, northwest corner, Brooklyn.

CAL. NO. 608-28-BZ—Application, July 13, 1928, under section 21 of the building zone resolution, of I. H. Lee, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 366 Beryle avenue, southeast corner of Parkwood avenue, Princes Bay, Borough of Richmond.

CAL. NO. 615-28-BZ—Application, July 16, 1928, under section 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, on behalf of Francis J. Gaffney, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 581-591 Gravesend avenue, east side, 100 ft. south of Avenue C, Brooklyn.

CAL. NO. 616-28-BZ—Application, July 16, 1928, under sections 7a and 21 of the building zone resolution, of James Kearney, applicant, on behalf of Salvatore M. De Pasquale, owner, to permit in a residence district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles; premises 383 East 201st street, north side, 46.59 ft. east of Decatur avenue, The Bronx.

CAL. NO. 641-28-BZ—Application, July 27, 1928, under section 21 of the building zone resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Salvatore Ferraioli, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2713-2717 Harway avenue, Brooklyn.

CAL. NO. 661-28-BZ—Application, August 10, 1928, under section 21 of the building zone resolution, of J. H. Springstead, applicant, on behalf of South Shore Securities Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Amboy road and Richmond avenue, Eltingville, Borough of Richmond.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 18, 1928, 2 P. M.

Petitions for Variations.

398-28-S—814-826 Eighth avenue and 246 West 50th street, Manhattan.

471-28-S—1000 Boulevard, Astoria, Borough of Queens.

681-28-S—1557-1561 Dean street, Brooklyn.

682-28-S—138 Prince street, Manhattan.

646-28-S—396 15th street, Brooklyn.

147-28-S—128-134 West 30th street, Manhattan.

289-28-S—146-150 West 34th street and 141-153 West 33rd street, Manhattan.

529-28-S—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.

420-28-S—68-72 Washington street and 44 West street, Manhattan.

1169-27-S—548-550 West 23rd street, Manhattan.

Appliance Submitted for Approval.

667-28-SA—Rexoil Domestic and Industrial Fuel Oil Burner, approval of.

CALL OF CLERK'S CALENDAR

WEDNESDAY, DECEMBER 26, 1928, AT 2 P. M.

Building Zone Cases.

370-28-BZ.

APPLICANT—John J. Buckley, Jr., for Leonard Construction Corp., owner.

PREMISES—213-225 86th street, north side, 100 ft. east of Ridge boulevard, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district and also in an "E" area district the erection and maintenance of an apartment house, planned and designed under the requirements of a "C" area and residence district.

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371-28-BZ.

APPLICANT—John J. Buckley, Jr., for Leonard Construction Corp., owner.

PREMISES—214-230 85th street, south side, 100 ft. east of Ridge boulevard, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district and also in an "E" area district the erection and maintenance of an apartment house, planned and designed under the requirements of a "C" area and residence district.

413-28-BZ.

APPLICANT—Harry Urquhart, for Israel Goldowitz, owner.

PREMISES—Northwest corner of Woodhaven boulevard and Albert street, Ozone Park, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

459-28-BZ.

APPLICANT—Joseph A. Walsh, for Complete Realty Corp., owner.

PREMISES—West side of White Plains road, 200 ft. south of Mace avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

579-28-BZ.

APPLICANT—Joseph Dosso, for Maria Dosso, owner.

PREMISES—Northwest corner of Van Nest avenue and East 180th street, The Bronx.

APPLICATION, under section 7b of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

618-28-BZ.

APPLICANT—The New York Edison Co., owner.

PREMISES—123-125 East 83rd street, Manhattan.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of an electrical distributing station and also the omission of the required rear yard.

653-28-BZ.

APPLICANT—J. J. Gloster, for Ethel Samuels, owner.

PREMISES—Southeast corner of Hylan boulevard and Evans street, Grant City, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of nine (9) metal garages for the storage of nine (9) motor vehicles, also the installation of a gasoline service station.

676-28-BZ.

APPLICANT—Emil Guterman, for Rose Seligman, owner.

PREMISES—118-06 128th street and 127-20 Rockaway boulevard, southwest corner, South Ozone Park, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

694-28-BZ.

APPLICANT—Albert H. Stines, for Robert Herman, owner.

PREMISES—82 Queens boulevard and 87-18 Maurice avenue, northeast corner, Elmhurst, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

300-28-BZ.

APPLICANT—Edward F. Fox, for Tilles & Haves, Inc., owner.

PREMISES—109-57 to 109-65 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellaire, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

876-28-BZ.

APPLICANT—Charles B. Meyers and Leonard J. Obermeier, for Aktien Trading Corp., owner.

PREMISES—2465-2471 Broadway, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension to an existing business building.

896-28-BZ.

APPLICANT—Richard W. Lawrence, for Young Men's Christian Association of New York, owner.

PREMISES—350-358 West 34th street, 351-359 West 33rd street and 412 Ninth avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a one and one-half times height district the erection and maintenance of the street wall in excess of the height permitted under the building zone resolution.

258-28-BZ.

APPLICANT—Benjamin Antin, for Harmor Engineering Corp., owner.

PREMISES—West side of White Plains road, 52.67 ft. north of Waring avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

DECEMBER 26, 1928, 10 A. M.

Appeals from Administrative Orders.

132-28-A—151-157 33rd street, Brooklyn.

444-28-A—345-347 Broadway, Manhattan.

524-28-A—223-225 Waverly place, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, December 26, 1928, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 133-28-BZ—Application, February 10, 1928, under sections 7e and 21 of the building zone resolution, of 340 West 57th Street Corp., applicant and owner, to permit in a business district the erection and

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maintenance of a garage for the storage of more than five (5) motor vehicles; premises 229-235 East 85th street, Manhattan.

CAL. NO. 673-28-BZ—Application, August 16, 1928, under sections, 7a, 7b and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of John P. Leo, owner, to permit in a residence district the extension and maintenance of a building to be used for business use; premises 477 West 150th street, Manhattan.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 26, 1928, 2 P. M.

Petitions for Variations.

237-27-S—4109 16th avenue, Brooklyn.

873-28-S—216-224 East 42nd street, 223-247 East 41st street and 767-773 Second avenue, Manhattan.

284-28-S—118-122 Baxter street, Manhattan.

597-28-S—158-162 Varick street and 31-41 Van Dam street, Manhattan.

JANUARY 2, 1929, 10 A. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, January 2, 1929, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 256-28-BZ—Application, March 23, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, substituted for Philip Steigman, on behalf of Leviathan Holding Co., Inc., owner, to permit in a residence district the alteration and change of occupancy

of the first story of an apartment house from dwelling use to stores; premises 1601 University avenue, northwest corner of West 174th street, The Bronx.

CAL. NO. 575-28-BZ—Application, June 27, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Masonry Waterproofing Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 299-325 Herkimer street, Brooklyn.

CAL. NO. 1059-26-BZ—Application, December 30, 1926, reopened by the board on September 18, 1928, under section 21 of the building zone resolution, of The John C. Wandell Co., applicant, on behalf of Sara G. Thomas, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 153-10 to 153-16 Kissena road, northwest corner of West avenue, Flushing, Borough of Queens.

CAL. NO. 405-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution, of David L. Malbin, applicant, on behalf of Pasquale Sabbarese and Antonetta Sabbarese, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 387 Hawthorne street, Brooklyn.

CAL. NO. 1-28-BZ—Application, January 3, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Florence M. Steinberg, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises 3401 Kingsland avenue, northwest corner of Boston road, The Bronx.

WILLIAM E. WALSH, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 4, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, November 27, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, November 27, 1928, were approved as printed in Bulletin No. 49, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS.

566-28-A.

APPELLANT—Thomas J. Donovan, for Andrews Laundry Service Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—429-435 East 23rd street and 432-438 East 24th street, Manhattan.

APPEARANCES—

For Appellant: Dennis A. Harrington.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to December 11, 1928, at 10 a. m., on request of appellant's representative.

527-28-A.

APPELLANT—John J. Dunnigan, for Strack Realty Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—212 East 23rd street, Manhattan.

APPEARANCES—

For Appellant: John J. Dunnigan.

For Administration: Inspector Maher of fire department.

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ACTION OF BOARD—Laid over to December 18, 1928, at 10 a. m., on request of appellant.

246-28-A.

APPELLANT—Hamill, Weinberg & Munro, substituted for Cohen & Siegel, for Geoly Realty Corp., owner.

SUBJECT—Application for reopening and restoration to calendar—previously withdrawn—re appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—245 West 72nd street, Manhattan.

APPEARANCES—

For Appellant: James J. Munro.

ACTION OF BOARD—Request to restore to calendar denied.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle....	4
Absent: Chief Kenlon.....	1

262-28-A.

APPELLANT—Alfred J. Talley, for F. W. Woolworth Co., lessee.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—36-38 Vesey street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle....	4
Negative	0
Absent: Chief Kenlon.....	1

658-28-A.

APPELLANT—White Construction Co., Inc., for Ideal Chair Company, lessee.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—South side of Grand street, 150 feet west of Garrison avenue, Maspeth, Borough of Queens.

APPEARANCES—

For Appellant: R. L. Bertin.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(658-28-A)

WHEREAS, White Construction Co., Inc., for Ideal Chair Co., lessee, filed, August 7, 1928, an appeal from an order of the superintendent of buildings, affecting premises south side of Grand street, 150 ft. west of Garrison avenue, Maspeth, Borough of Queens; and

WHEREAS, the order of the superintendent of buildings, dated July 18, 1928, reads:

"You will please notice that there exists a violation of the Building Code at the premises hereinafter described, in that

"Sec. 563

"Operating two freight elevators without a certificate from this Bureau. Shaft doors are not equipped with electric contacts, in that cars are not provided with gates at the rear openings of same.";

and

WHEREAS, the building is of reinforced concrete construction, three stories (42 ft.) in height, 100 ft. by 400 ft.

in area; OCCUPIED for the manufacture and storage of furniture: 1st story, 80 persons; 2nd story, 150 persons; 3rd story, 75 persons; and

WHEREAS, the appellant claims that the freight elevators marked A and B on plans are affected by the order; that these elevator shafts are enclosed with 6-inch terra cotta blocks, with all openings provided with fireproof doors of the Peelle Company manufacture; furthermore, the appellant contends that upon inquiry it was learned that the Bureau of Buildings of Manhattan does not require electric interlocks or other locking devices to insure the shaft doors being closed before the cars may start on freight elevators where the openings are provided with Peelle Company's type of door, also that car gates are not required on freight elevators.

Resolved, that the order of the superintendent of buildings be and it hereby is affirmed, and that the appeal be and it hereby is denied.

644-28-A.

APPELLANT—Wander & Kaufman, Inc., lessee.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—62 West 47th street, Manhattan.

APPEARANCES—

For Appellant: Robert S. Tipping.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(644-28-A)

WHEREAS, Wander & Kaufman, Inc., lessee, filed, July 30, 1928, an appeal from an order of the fire commissioner, affecting premises 62 West 47th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 13, 1928 (Order No. 44133-LC), reads:

"You are hereby notified that an inspection of premises 62 West 47th Street, Manhattan, used for the storage and use of oxygen, shows that the following must be done before permit requested by you can be issued:

"1. Have each operator of a blow-pipe or other similar device or apparatus for heating, melting or welding, apply for and secure a Certificate of Fitness. Examinations every day from 9 A.M. to 3 P.M., Room 1100, Municipal Building. Each applicant must file two unmounted photographs at least 2 x 3 inches.";

and

WHEREAS, the building is fireproof, sixteen stories in height, 118 ft. by 100 ft. 5 in. in area; OCCUPIED: 1st story, stores; upper stories, offices, showrooms and 25 per cent manufacturing (mostly jewelry), approximately 40 persons per story; appellant occupying a portion of the northerly section of the twelfth story as a manufacturing jeweler; and

WHEREAS, appellant contends that there are two cylinders, each containing 220 cubic feet of oxygen, stored in the premises; that the persons operating the individual torches do not operate the oxygen regulator; that the large torch for melting platinum at the tank side is operated by a member of the firm who has a certificate of fitness; and

WHEREAS, the operation of the equipment noted in the order of the fire commissioner requires the use of oxygen and illuminating gas.

Resolved, that the order of the fire commissioner be and it hereby is granted on condition that the person operating the tank and the large platinum melting torch shall obtain

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a certificate of fitness; that the tank shall be located at the front of the building adjacent to or near an open window; that the uses and occupancy of this portion of the premises shall be limited to manufacturing jewelry trade, and that the requirements of the labor law shall be complied with in all other respects.

619-28-A.

APPELLANT—The New York Edison Company, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—311 West 35th street, Manhattan.

APPEARANCES—

For Appellant: E. M. Van Norden.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(619-28-A)

WHEREAS, F. W. Jesser, secretary of the New York Edison Co., appellant, filed, July 17, 1928, an appeal from a decision of the superintendent of buildings, affecting premises 311 West 35th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered April 11, 1928 (N. B. 485-27), reads:

"You are hereby notified that the building occupied as an Electrical Distributing Station and known as Number 311 West 35th Street, in the Borough of Manhattan, in the City of New York, does not conform to Section 392 of the Building Code, in respects noted below:

"In that of failing to carry up the chimneys of the east adjoining building as required by law.

"You are hereby directed to immediately stop all further work on said wall until chimneys of east adjoining building are carried up according to law.";

and

WHEREAS, the building is fireproof, four stories (74 ft. 11 in.) in height, 18 ft. by 98 ft. 9 in. in area; OCCUPIED as an electrical distributing station, 15 persons throughout the building; and

WHEREAS, the appellant, in lieu of carrying up independently in masonry as required, the chimney of No. 309 West 35th street, proposes to extend up the 4-inch by 12-inch flue in question in 18 gauge black iron (with riveted joints); the metal flue to be securely braced to the adjoining higher wall at intervals of about 7 ft. with iron hoops fastened in place with expansion bolts.

Resolved, that the decision of the superintendent of buildings be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that a circular metal flue, not less than No. 10 gauge metal of lock-joint, spark proof, flue construction shall be erected, extending the existing flue on No. 309 West 35th street up to and not less than 3 ft. above the roof of No. 311 West 35th street, the premises creating the condition on which this order is based, and that the flue shall be securely fastened with iron brackets not less than 6 ft. apart in height of the wall with expansion bolts in wall of No. 311 West 35th street.

655-28-A.

APPELLANT—Samuel Rosenblum, for Bordens Farm Products Co., Inc., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—2840-2862 Atlantic avenue, 181-195 Schenck avenue and 250-270 Barbey street, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(655-28-A)

WHEREAS, Samuel Rosenblum, for Bordens Farm Products Co., Inc., filed, August 6, 1928, an appeal from a decision of the fire commissioner, affecting premises 2840-2862 Atlantic avenue, 181-195 Schenck avenue and 250-270 Barbey street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered June 30, 1928, reads:

"Plan of fuel oil equipment as filed with this Bureau shows substantial compliance with Fuel Oil Rules adopted by the Board of Standards and Appeals, but standpipes are not shown to be provided in this building in accordance with Section 581, Article 28, Chapter 5 of the Code of Ordinances. You are therefore advised that a storage permit for fuel oil cannot be issued until the legal requirements for standpipe have been fully complied with.";

and

WHEREAS, the building is non-fireproof, one, two and three stories in height (48 ft.), 200 ft. 8 in. by 135 ft. to 176 ft. in depth, about 31,000 sq. ft. in area at first story and 23,500 sq. ft. in area above; OCCUPIED for the pasteurization and bottling of milk: 1st story, 38 persons; 2nd story, 25 persons; 3rd story, 20 persons; and

WHEREAS, the appellant claims that the building is divided into several sections; the northeast and southeast sections are fireproof and the first floor of the southwesterly section is fireproof; that each section is considerably less than 10,000 sq. ft. in area; furthermore, there is a covered driveway through the center of the building from street to street having all communicating openings on the south side provided with single fireproof sliding doors; and

WHEREAS, the order is predicated on an application for change of fuel from coal to that of oil burning equipment, affecting a group of buildings, no single unit of which exceeds an area of 10,000 sq. ft.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the structures as now subdivided remain substantially unchanged; that the buildings be not increased in height or area, so long as conditions as to operation and use remain unchanged, and that the fuel oil equipment shall be installed in accordance with the fuel oil rules of the board of standards and appeals.

1280-27-A.

APPELLANT—Samuel Rosenblum, for Nathaniel H. Lyons and Aljean Realty Corp., owners.

SUBJECT—Application for reopening—extension of time to complete work—re appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—289 Fulton street and 264 Washington street, Brooklyn.

APPEARANCES—

For Appellant: Samuel Rosenblum.

ACTION OF BOARD—Appeal reopened and time extended to complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle 4
Negative 0
Absent: Chief Kenlon 1

MINUTES

THE RESOLUTION—

(1280-27-A)

WHEREAS, Samuel Rosenblum, for Aljean Realty Corp., owner, filed, December 6, 1927, an appeal from a decision of the superintendent of buildings, affecting premises 289 Fulton street and 264 Washington street, Borough of Brooklyn; and

WHEREAS, the decision of the superintendent of buildings, rendered November 17, 1927 (re App. No. 23420-1926), reads:

"No one continuous building for lodging house purposes permitted.

"An open space between each house and rear end of lot required.

"And not more than 65 per cent of the lot shall be occupied. Contrary to Sec. 1315 of Chap. 19.";

and

WHEREAS, the premises consist of a plot of ground with a frontage of 26 ft. 7 2/3 in. on Fulton street and 22 ft. 11 in. on Washington street and a depth of 214 ft. 7 in., upon which is located two buildings, the one facing Fulton street being non-fireproof, four stories in height, with a depth of 125 ft. on the first and second stories and 40 ft. 2 in. on the third and fourth stories; the building facing on Washington street having a depth of 79 ft. 6 1/2 in. on the first and second stories and 55 ft. 2 in. on the third story; the building facing on Fulton street being OCCUPIED as a lodging house; and

WHEREAS, it is proposed to alter the building facing on Washington street, to cut openings in the division wall between the two buildings on the first and second stories, and to occupy the entire premises as a lodging house, the openings to be protected by fireproof sliding doors on both sides of the opening; the means of EGRESS consisting of an interior stairway in the Fulton street building, extending from the first story to the roof, enclosed in fire-retarding partitions; a proposed fireproof stairway in the Washington street building, extending from the first story to the roof, enclosed in fireproof partitions with fireproof, self-closing doors at the openings; the Fulton street building to be occupied by 38 persons on the first story; 57 on the second, and 16 on the third and fourth stories, respectively; the Washington street building to be occupied by 39 persons on the first story, 37 on the second story and 22 on the third story; and

WHEREAS, appellant contends that the buildings have been erected over thirty years; that the four-story building on Fulton street has been used as a lodging house for that length of time and has received permits from the various city departments and that alterations were made several years ago to comply with all legal requirements; that the three-story building has been used for a factory; that regarding the area of the lot occupied, which is more than 65 per cent, it is the intention to operate both buildings under one management and the connection between the buildings will facilitate operation; that through ventilation will be secured by providing the connection between the buildings; that the first and second stories are more than normal height, being 14 ft. and 15 ft., respectively, thus aiding ventilation; that as the Fulton street building is 125 ft. deep and the Washington street building 79 ft. 6 1/2 in. deep, there will be an improvement for both sections by making the proposed change, and that the proposed horizontal exits create a better physical condition for the Fulton street as well as the Washington street section and, also, numerous skylights have been provided in the extension roof; and

WHEREAS, these two buildings now exist back to back, and the Fulton street section is now authorized for occupancy as lodging house and the Washington street section occupied as factory; it is proposed to combine the both buildings by means of horizontal openings only with general use throughout both structures for lodging house purposes; and

WHEREAS, this appeal was granted by the board at its

meeting, May 15, 1928, on certain conditions, and appellant requested a modification of the time limit.

Resolved, that the decision of the superintendent of buildings be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the building shall be not increased in height or area; the horizontal opening at rear between both buildings shall be equipped with an automatic self-closing fireproof door; that there shall be provided at the rear on the existing Fulton street lodging house two skylights not less than 4 ft. by 11 ft. each in square area, one in each corner, equipped with an electric fan, the ventilating shaft to be provided with a fixed open louvre skylight at roof level; that the skylights as indicated on the plans filed in this appeal for the second story shall be provided; that the premises shall otherwise comply with all laws and ordinances applicable thereto; that all permits necessary shall be obtained within three months and any work involved thereby shall be completed within three months from December 4, 1928.

BUILDING ZONE CASES

405-28-BZ.

APPLICANT—David L. Malbin, for Pasquale Sabbarese and Antonetta Sabbarese, owners.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—387 Hawthorne street, Brooklyn.

APPEARANCES—

For Applicant: Harry B. Siegel.

For Opposition: John Hackett.

ACTION OF BOARD—Laid over to January 2, 1928, at 10 a. m., on request of applicant's representative.

907-28-BZ.

APPLICANT—David H. Cohn, for Annie E. Mero-vitz, owner.

SUBJECT—Request for preferential hearing—application (re decision of the superintendent of buildings) under section 7(c) and 21 of the building zone resolution, to permit in a residence district the erection of a water supply tank for the storage and distribution of water to the public.

PREMISES AFFECTED—762-772 New York avenue, west side, 100 feet south of Clarkson avenue, Brooklyn.

APPEARANCES—

For Applicant: David H. Cohn.

For Opposition: None.

ACTION OF BOARD—Application for early hearing denied.

THE VOTE TO GRANT EARLY HEARING—

Affirmative: Commissioner Connell..... 1

Negative: Chairman Walsh, Commissioners

Holland and Guilfoyle..... 3

Absent: Chief Kenlon..... 1

876-28-BZ.

APPLICANT—Charles B. Meyers and Leonard J. Obermaier, for Aktien Trading Corporation, owner.

SUBJECT—Request for preferential hearing—application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an extension of an existing business building.

PREMISES AFFECTED—2465-2471 Broadway, Manhattan.

MINUTES

APPEARANCES—

For Applicant: George L. Wills.
For Opposition: None.

ACTION OF BOARD—Application for early hearing granted and set for calendar call Wednesday, December 26, 1928, at 2 p. m.

THE VOTE TO GRANT EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4
Negative 0
Absent: Chief Kenlon..... 1

896-28-BZ.

APPLICANT—Richard W. Lawrence, for Young Men's Christian Association of N. Y., owner.

SUBJECT—Application for preferential hearing (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a 1½ times height district the erection and maintenance of the street wall in excess of the height permitted under the building zone resolution.

PREMISES AFFECTED—350-358 West 34th street, 351-359 West 33rd street, and 412 Ninth avenue, Manhattan.

APPEARANCES—

For Applicant: Charles C. MacGregor.
For Opposition: None.

ACTION OF BOARD—Application for early hearing granted and set for calendar call Wednesday, December 26, 1928, at 2 p. m.

THE VOTE TO GRANT EARLY HEARING—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4
Negative 0
Absent: Chief Kenlon..... 1

300-28-BZ.

APPLICANT—Edward F. Fox, for Tiles & Haves, Inc., owner.

SUBJECT—Application for reopening—restoration to calendar—re application (decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—10957 to 10965 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellaire, Queens.

APPEARANCES—

For Applicant: Edward F. Fox.
For Opposition: None.

ACTION OF BOARD—Application reopened and set for calendar call Wednesday, December 26, 1928, at 2 p. m.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4
Negative 0
Absent: Chief Kenlon..... 1

426-28-BZ.

APPLICANT—Herman Gainsboro, for Hargain Construction Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—South side of Northern boulevard, 468.53 feet east of 159th street, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Gainsboro.
For Opposition: John C. Trainor.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

824-28-BZ.

APPLICANT—Sharrett Realty Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Barrett avenue and Forest avenue, Port Richmond, Borough of Richmond.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

335-28-BZ.

APPLICANT—S. Robert Putterman, for Celia Rosoff, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—516-522 Sheepshead Bay road, southeast corner of West 5th street, Brooklyn.

APPEARANCES—

For Applicant: George Green and Celia Rosoff.
For Opposition: Alderman James F. Kiernan, John Munz, Rev. Dr. L. B. Michaelson, and John P. MacNamara.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Absent 0

THE RESOLUTION—

(335-28-BZ)

WHEREAS, S. Robert Putterman, for Celia Rosoff, owner, filed, April 11, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 516-522 Sheepshead Bay road, southeast corner of West 5th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Sheepshead Bay road is in a business district, West 5th street is in a business district and West 3rd street is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 4, 1928 (re Applic. No. 4476-1928), reads:

"Proposed establishment of a gasoline station within a business district contrary to Building Zone Resolution. Art. 4, Sec. 46 for prohibited use. Therefore, application denied."

and

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WHEREAS, the premises consist of a plot of ground having a frontage of 43 ft. 6 in. on West 5th street and 76 ft. 9 $\frac{3}{8}$ in. on Sheepshead Bay road, upon which it is proposed to erect a small one-story office, three individual garages and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

568-28-BZ.

APPLICANT—Thomas Moore, for Axel L. Anderson, owner.

SUBJECT—Application (re decision of the tenement house commissioner) under section 21 of the building zone resolution, to permit in a residence district the alteration and change of occupancy of the first story from residence to a business use.

PREMISES AFFECTED—226 East 31st street, southwest corner of Beverly road, Brooklyn.

APPEARANCES—

For Applicant: Thomas Moore and Hugo Anderson.

For Opposition: John R. White and Harry E. Hughes.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(568-28-BZ)

WHEREAS, Thomas Moore, for Alex L. Anderson, owner, filed, June 25, 1928, an application, under the building zone resolution, to permit in a residence district the alteration and change of occupancy of first story from residence to a business use; premises 226 East 31st street and 3022 Beverly road, southwest corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 31st street, Beverly road and Nostrand avenue are in a residence district; and

WHEREAS, the decision of the tenement house commissioner, rendered March 30, 1928, reads:

"1. Proposed alterations are contrary to Building Zone Resolution, Article 2, subdiv. 3. (Note business in a residence district).";

and

WHEREAS, the existing building is of non-fireproof construction, three stories in height, with a frontage of 20 ft. and a depth of 100 ft., now occupied as a tenement; to be occupied as stores on first story and apartments above; and

WHEREAS, the board deems that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the tenement house commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

573-28-BZ.

APPLICANT—John J. Dunnigan, for Charles J. Breitenbach, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an extension to an existing bakery building.

PREMISES AFFECTED—661 East 161st street, north side, 100 feet west of Trinity avenue, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: Clarence W. Gaylor, Joseph Bandler, Mrs. Stevenson and Nicholas Lopard.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(573-28-BZ)

WHEREAS, John J. Dunnigan, for Charles J. Breitenbach, owner, filed, June 27, 1928, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of an extension to an existing bakery building; premises 661 East 161st street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 161st street is in a business district, Cauldwell avenue is in a residence district and Trinity avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 25, 1928 (re Applic. Alt. 348-1928), reads:

"1. Proposed extension of business building into residence district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 18 ft. 9 in. and a depth of 100 ft., occupied as a bakery; it is proposed to extend the existing bakery, located within a business district, the new rear extension to be entirely within a residence district, one story in height, 25 ft. by 100 ft. in area, and to contain bake ovens; and

WHEREAS, the board deems that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

214-28-BZ.

APPLICANT—Frank Fredel, for Gerfee Realty Co., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1338-1350 East 2nd street, west side, 100 feet north of Avenue M, 1483-1485 Gravesend avenue, east side, 100 feet north of Avenue M, Brooklyn.

APPEARANCES—

For Applicant: H. B. Gelson.

For Opposition: Charles J. Beckinella and Louis H. Pink.

ACTION OF BOARD—Application denied.

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THE VOTE TO GRANT—

Affirmative: Commissioner Guilfoyle..... 1
Negative: Chairman Walsh, Commissioners Connell and Holland and Chief Kenlon..... 4
Absent 0

THE RESOLUTION—

(214-28-BZ)

WHEREAS, Frank Fredel, for Gerfree Realty Co., owner, filed, March 8, 1928, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1483-1485 Gravesend avenue and 1338-1350 East 2nd street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gravesend avenue is in a business district, East 2nd street is in a residence district and Avenue M is in a business and unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 4, 1928 (re Applic. No. 1334-28), reads:

"Your proposition to erect a building for a store and a garage for more than five motor vehicles is contrary to the Zone Resolution, Art. II, Sec. 3 and Sec. 4a, 15 as the portion of the proposed building to be used for the garage for more than five motor vehicles is partly in a business district and partly in a residence district."

and

WHEREAS, the proposed building is to be of fireproof construction, one story in height, with a frontage of 40 ft. on Gravesend avenue, 120 ft. on East 2nd street and a depth of 112 ft. and 224 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the Board deemed that applicant was not entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

154-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, substituted for Philip J. Sinnott, for Harry Gillman.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone, to permit in a residence district the erection and maintenance of a store building.

PREMISES AFFECTED—Northeast corner of Van Cortlandt avenue and Orloff avenue, The Bronx.

APPEARANCES—

For Applicant: James J. Munro.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle 2
Negative: Chairman Walsh, Commissioner Connell and Chief Kenlon..... 3
Absent 0

THE VOTE TO RECONSIDER—

Affirmative: Commissioners Holland and Guilfoyle 2
Negative: Chairman Walsh, Commissioner Connell and Chief Kenlon..... 3
Absent 0

THE RESOLUTION—

(154-28-BZ)

WHEREAS, Hamill, Weinberg & Munro, substituted for

Philip J. Sinnott, for Harry Gillman, owner, filed, February 23, 1928, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a business building; premises northeast corner of Van Cortlandt avenue and Orloff avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Van Cortlandt avenue, Orloff avenue and Gale place are in residence districts; and

WHEREAS, the decision of the superintendent of buildings, rendered February 2, 1928 (re App. N. B. 68-28), reads:

"1. The proposed erection of a business building in the residence district is contrary to the provisions of the Building Zone Resolution."

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 48.74 ft. on Van Cortlandt avenue, 88.51 ft. on curved corner and 66.61 ft. on Orloff avenue; to be occupied as stores; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

514-28-BZ.

APPLICANT—Joel D. Marder, for Western Union Telegraph Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a two times height district the erection and maintenance of the street walls in excess of the height permitted under the zone resolution.

PREMISES AFFECTED—56-70 Hudson street, 150-166 West Broadway, 79-97 Thomas street and 2-24 Worth street, Manhattan.

APPEARANCES—

For Applicant: Joel D. Marder.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Absent 0

THE RESOLUTION—

(514-28-BZ)

WHEREAS, Joel D. Marder, for Western Union Telegraph Co., Inc., owner, filed, June 5, 1928, an application, under the building zone resolution, to permit in a two times height district the erection and maintenance of the street walls of a building in excess of the height permitted under the zone resolution; premises 56-70 Hudson street, 150-166 West Broadway, 79-97 Thomas street and 2-24 Worth street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the district maps accompanying the building zone resolution show that Hudson street, Thomas street, West Broadway and Worth street are in two times height and unrestricted use districts; and

WHEREAS, the decision of the superintendent of buildings, rendered May 10, 1928 (re N. B. App. 278-28), reads:

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"1. Building exceeds provisions of Section 8G of Building Zone Resolution for Hudson St. Front.";

and
WHEREAS, the building is to be of fireproof construction, twenty-one stories (327 ft.) in height, with a frontage of 180 ft. 10¼ in. and a depth of 254 ft. 8¾ in.; to be occupied as an office building; it is proposed to erect street wall to a height of 287 ft. 5¾ in. instead of 180 ft. as provided in two-times district; Hudson street being 90 ft. wide; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

337-28-BZ.

APPLICANT—Emil Guterman, for William J. Shuttleworth, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the change of occupancy of an existing five (5) car garage to a motor vehicle repair shop.

PREMISES AFFECTED—Southwest corner of Liberty avenue and Redding street, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Emil Guterman.

For Opposition: Charles E. Russell.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(337-28-BZ)

WHEREAS, Emil Guterman, for William J. Shuttleworth, owner, filed, April 12, 1928, an application, under the building zone resolution, to permit in a business district the change of occupancy of an existing five (5) car garage to a motor vehicle repair shop; premises southwest corner of Liberty avenue and Redding street, Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Woodhaven boulevard is in a business district, Liberty avenue is in a business district, Redding street, south of a point 100 ft. south of Liberty avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 22, 1928 (re Alt. No. 912-28), reads:

"3. An automobile repair shop in a business district is prohibited by the Zone Law.";

and
WHEREAS, the premises consist of a plot of ground having a frontage of 61.49 ft. on Liberty avenue and 100 ft. on Redding street, upon which is located a dwelling, a gasoline service station, and at the southerly lot line a one-story building, 25 ft. by 60 ft. in area, now occupied as a five-car garage; it is proposed to use this structure as a motor vehicle repair shop; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 of the building zone resolution and that the denial of this application would constitute a hardship upon the applicant.

Resolved, that the board of standards and appeals does

herby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the southerly gable wall of the structure erected on the premises shall be unpierced throughout its entire height and length; that any repairs conducted on the premises shall be confined within the structure erected on the rear of the plot, as described in this appeal, not exceeding an area of 25 ft. front by 60 ft. in depth and shall be restricted to manually operated repairs and adjustments incidental to the maintenance and conduct of a five-car garage; that there shall be no anvils or open forges maintained or operated on the premises, and that there shall be no machinery used in the conduct or operation of the work conducted on the premises other than a portable one-half horse power electric drill; that any public advertising displayed shall be restricted to one projecting sign on the front of the building, indicating the name and title of the business conducted therein; that this variation is granted for a period not to extend beyond two years from the date of this action.

309-28-BZ.

APPLICANT—William F. Doyle, for B. M. Maltz & Sons, Inc.

SUBJECT—Application for reopening—amendment to include decision of the superintendent of buildings in application—re application (re decision of the fire commissioner) under sections 7(g) and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2323-2331 Flatbush avenue and 2370-2384 Utica avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(309-28-BZ)

WHEREAS, William F. Doyle, for B. M. Maltz and Sons, Inc., owner, filed, April 4, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 2323-2331 Flatbush avenue and 2370-2384 Utica avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 23, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Flatbush avenue and Utica avenue are in a business district and Avenue S is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered March 29, 1928, reads:

"1. A gasoline service station at the above location being in a business district may not be permitted. Appeal may be taken to the Board of Standards and Appeals. Sec. 4-6, Building Zone Resolution.";

and

WHEREAS, it is proposed to erect a cement block office, 20 ft. by 20 ft., bury four 550-gallon tanks and erect four pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, this application was granted by the board at its meeting, October 23, 1928, on the basis of a decision of the fire commissioner, and applicant now requests that the

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board reaffirm its action on the basis of a decision of the superintendent of buildings, dated November 15, 1928, which reads:

"Application 19026-1928:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4 a, subdiv. 46.

"The installation of a gasoline service station in a business district. Denied."

Resolved, that the board of standards and appeals does hereby *reaffirm* its action of October 23, 1928, and *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be erected on the building line on both street fronts a concrete curbing not less than 12 in. in height and a triangular concrete platform not less than 10 ft. in depth and 12 in. in height from the intersection of Utica avenue with Flatbush avenue; that the proposed one-story building shall be finished on the exterior with white enameled brick with dark enameled brick trim; that the roof shall be of hip type, finished with variegated slate or Spanish tile; that there shall be not more than two vehicular openings in the concrete curbing on either street front; that the use, operation and sales of these premises shall be restricted exclusively within the property lines; that there shall be no crankcase service, grease racks or pits installed on the premises; that any signs or advertising display shall be restricted to that on the illuminated lamps of the gasoline pumps; that all permits required shall be obtained within six months and any work involved completed within one year from the date of this action.

460-26-BZ.

APPLICANT—Eugene De Rosa, for C. B. M. Realty Corp., owner.

SUBJECT—Application for reopening—extension of time to procure permits—application (re decision of the superintendent of buildings) under section 7c of the building zone resolution, to permit in a residence district extending from a business district the erection and maintenance of a theatre and business building.

PREMISES AFFECTED—Northeast corner of Fifth avenue and 50th street, Brooklyn.

APPEARANCES—

For Applicant: J. Henry Walters.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to complete work.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(460-26-BZ)

WHEREAS, Eugene De Rosa, for C. B. M. Realty Corp., owner, filed, May 22, 1927, an application, under the building zone resolution, to permit in a residence district, extending from a business district, the erection and maintenance of a theatre and a business building; premises northeast corner of Fifth avenue and 50th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, July 26, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 50th street is in a residence district, that 49th street is in a residence district and that Fifth avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered April 23, 1927 (Applic. No. 6511-26), reads:

"Plans as submitted do not comply with resolution of the Board of Appeals insofar as the size of building is increased in area on 49th Street. Therefore you are

required to submit proposition for an amendment to Board of Appeals.";

and

WHEREAS, the proposed building is to be of fireproof construction, three stories in height, with a frontage of 136 ft. 9 in. on 50th street and 110 ft. 9 in. on 49th street and a depth of 200 ft. 4 in.; to be occupied as a theatre and business building; and

WHEREAS, the owners of more than 85 per cent of the property affected within the residence area of both street fronts have given consent; and

WHEREAS, the board considered the application specifically, supported by the property owners immediately affected; and

WHEREAS, this application was granted by the board at its meeting, July 26, 1927, on certain conditions, and applicant requested a modification of the time limit.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be no public entrance to the theatre on 50th street side of the building; that any doorway openings from the theatre shall be restricted to emergency exit use, required under article 25 of the building code; that there shall be no advertising signs or billboards erected or displayed within the residence use area of these premises; that there shall be no roof signs erected or maintained within the residence use area of premises; that the facades of the building on 49th and 50th streets shall be finished with natural stone or face brick with architectural terra cotta or stone trimmings; that the structure shall be erected strictly in accordance with article 25 of the building code, and that all permits necessary shall be obtained within nine months and any work involved thereby shall be completed within twelve months from the date of this action—December 4, 1928.

748-27-BZ.

APPLICANT—William F. Regan, for Antlers Holding Corp., owner.

SUBJECT—Application for reopening—extension of time to procure permits—application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of 86th street and Gravesend avenue, Brooklyn.

APPEARANCES—

For Applicant: Julius Hollander.

For Opposition: None.

ACTION OF BOARD—Application reopened and time extended to procure permits.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(748-27-BZ)

WHEREAS, William F. Regan, for Antlers Holding Corp., owner, filed, June 27, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of 86th street and Gravesend avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 20, 1927, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gravesend avenue is in a business district, 86th street is in a business district and Avenue X is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered June 24, 1927, reads:

MINUTES

"No. 4065-26:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals.";

and
WHEREAS, it is proposed to erect an office, bury two 550-gallon storage tanks and erect two pumps for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the applicant has filed more than 70 per cent of an area of consents applicable under rule of exception section 7g; and

WHEREAS, the applicant is estopped from obtaining the required 80 per cent consents because of the inactive interest of the ownership of the B. M. T. railroad repair shops on the opposite side of street, the board deems the application in this circumstance is justified under section 21; and

WHEREAS, this application was granted by the board at its meeting, December 20, 1927, on certain conditions, and applicant requested a modification of the time limit.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be no driveway to or from the plot on Gravesend avenue frontage and that the driveways to the property for the operation of this use shall be restricted to the 86th street frontage; that there shall be no driveway within 25 ft. of Gravesend avenue frontage on 86th street; that a concrete curbing not less than 18 inches in height and 12 inches in width shall be installed at the building line on the 86th street front, other than at the two driveways, which driveways shall not exceed a width of 9 ft. 6 in.; also this concrete curbing shall be erected on building line continuous throughout the entire Gravesend avenue frontage; that a wall of approved masonry shall be erected along the northerly property line of these premises, not less than 10 ft. in height, faced on exposed side with light-glazed brick, coped with architectural terra cotta or natural stone; that any building erected on these premises for use in conjunction with the business conducted thereon shall be finished on the exterior with light-colored glazed face brick with a parapet wall finished with a cornice of architectural terra cotta not less than 18 inches in girth; that any advertising display shall be restricted to plate glass windows in building erected on premises and to the illuminated globes of the oil pumps, and that all permits shall be obtained within six months and any work involved thereby shall be completed within six months from the date of this action—December 4, 1928.

1053-27-BZ.

APPLICANT—William F. Doyle, for Clarog Holding Corp., owner.

SUBJECT—Application for reopening—modification—application (re decision of the superintendent of buildings) under sections 7a and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—665-687 Rogers avenue and 208-222 Clarkson avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1053-27-BZ)

WHEREAS, William F. Doyle, substituted for Henry J. Nurick, for Clarog Holding Co., owner, filed, September 26, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 665-687 Rogers avenue and 208-222 Clarkson avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, March 13, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Rogers avenue is in a business district, Clarkson avenue is in a business district and Lenox road is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered September 23, 1927 (re App. No. 12988-27), reads:

"1. The erection of public garage in a business district is contrary to Building Zone Resolution Art. 2, Sec. 4-15.";

and

WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 200 ft. and a depth of 137 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the premises are now occupied by a public gasoline station and there are permits in force for the storage of twenty automobiles in a public garage; and

WHEREAS, the board of appeals, under Cal. No. 1420-23-BZ, did grant under the rule of exception 7, subdivision e, a public garage contiguous to this site; and

WHEREAS, this application was granted by the board at its meeting, March 13, 1928, on certain conditions, and applicant requested a modification of these conditions.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the structure shall not exceed two stories in height above grade, shall be fireproof throughout and shall have a roof of flat design and construction; that the rear and gable walls shall be unpierced throughout their entire height and length; that there shall be no vehicular opening on the Rogers avenue front, and that not more than one door opening, 3 ft. 8 in. in width, for emergency exit shall be permitted on the Rogers avenue front; that any ascending ramp incorporated above sidewalk level shall start at a point not less than 10 ft. inside the building line; that the exterior of the building on the street fronts shall be of attractive architectural design of Gothic treatment; that the facades on these streets shall be finished with light color natural stone or face brick with architectural terra cotta trim; that there shall be no roof signs; that there shall be no advertising of any nature or description other than an electric projecting sign on either or both street fronts, indicating the name and title of the business conducted on the premises; that all necessary permits shall be obtained within nine months and the work completed within eighteen months from the date of this action, and that the architect shall make a return to this board of elevation and plans for approval in accordance with the foregoing conditions before submission to the bureau of buildings.

585-28-BZ.

APPLICANT—William F. Doyle for Clover Wet Wash Laundry, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution to permit in a business district the alteration and extension in height of a laundry building.

MINUTES

PREMISES AFFECTED—North side of Clark street, 100 feet west of Van Alst avenue, Long Island City, Queens.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Harry T. Weeks and Isabelle Summers.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

5

Negative

0

Absent

0

THE RESOLUTION—

(585-28-BZ)

WHEREAS, William F. Doyle, for Clover Wet Wash Laundry, owner, filed, June 29, 1928, an application, under the building zone resolution, to permit in a business district the alteration and extension in height of a laundry building; premises north side of Clark street, 100 ft. west of Van Alst avenue, Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Clark street, Van Alst avenue and Astoria avenue are in business districts; and

WHEREAS, the decision of the superintendent of buildings, rendered February 7, 1928 (re Plan No. Alt. 5825-27), reads:

"3. Extending a laundry in a business district is contrary to the Zone Law."

and

WHEREAS, the existing building is of frame construction, one story in height, with a frontage of 35 ft. and a depth of 100 ft.; occupied as a wet wash laundry; it is proposed to erect a second story, 35 ft. by 76 ft. 8 in. in area, over the existing one-story frame laundry building; the proposed story will be constructed of brick, supported by steel columns, provided with an exterior brick enclosed stairway in addition to an interior stairway, and occupied only for storage and office purposes within a business district; and

WHEREAS, there exists on the premises at present a one-story frame structure, 35 ft. wide by 100 ft. deep; and

WHEREAS, it is proposed to erect an additional story, 35 ft. by 76 ft. 8 in., of masonry construction, for the use of clerical force or such other business not specifically operating machinery or for the conduct of laundry work; and

WHEREAS, the board deems the applicant is entitled to relief under section 21, hardship and practical difficulties.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the existing frame structure shall be razed and removed in the first story; that a two-story building of approved masonry shall be substituted therefor, not exceeding in area the dimensions of the existing one-story building, namely, 35 ft. frontage by 76 ft. 8 in., with an extension of 23 ft. 4 in. by 35 ft.; that the use, conduct and operation of the wet wash laundry work shall be restricted and confined to the first story; that the use of the second story shall be restricted to conforming business use occupancy; that the second story shall be restricted to an area not exceeding 35 ft. in frontage and not more than 76 ft. 8 in. in depth; that the use, conduct and operation of this business shall be confined and restricted to the premises within the property lines; that there shall be no advertising of any nature or description other than one flat wall sign affixed to front wall at second story level, and that all permits re-

quired shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

569-27-BZ.

APPLICANT—William F. Doyle, for Delaney & Otten Co., Inc., owner.

SUBJECT—Application for reopening—to amend resolution—re application (re decision of the fire commissioner) under sections 7(g) and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied).

PREMISES AFFECTED—Southeast corner of Fourth avenue and 12th street, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

4

Negative

0

Absent: Chief Kenlon.....

1

THE RESOLUTION—

(569-27-BZ)

WHEREAS, William F. Doyle, for Delaney & Otten Co., Inc., owner, filed, May 20, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises southeast corner of Fourth avenue and 12th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 30, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fourth avenue is in a business district; 12th street, east of a point 100 ft. east of Fourth avenue, is in a residence district, and 12th street, west of a point 100 ft. west of Fourth avenue, is in an unrestricted district; and

WHEREAS, the decision of the fire commissioner, rendered May 19, 1927 (re Plan No. 1300-27), reads:

"1. A gasoline service station may not be permitted in a business district."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 50 ft. on Fourth avenue and 97 ft. 10½ in. on 12th street, upon which it is proposed to erect a small accessory store and the necessary tanks and pumps for a gasoline service station; and

WHEREAS, a committee of the board personally inspected the premises under appeal and submitted a report recommending the favorable consideration of this variation; and

WHEREAS, the premises are now occupied by a prohibitive non-conforming use; and

WHEREAS, the applicant has filed with the board a preponderance of consents in excess of 60 per cent of affected owners of property on both street fronts and of all adjoining property owners as well as those opposite in all directions, the board deems that a denial of this application would constitute a hardship under section 21 of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, October 30, 1928, on the basis of a decision of the fire commissioner, and applicant now requests that the board reaffirm its action on the basis of a decision of the superintendent of buildings, rendered November 23, 1928, which reads:

"Application 19231-1928:

"Gasoline station in a business district is a prohibited

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use contrary to B. Z. Resolution. Art. II, 4 a, 46, and is hereby denied."

Resolved, that the board of standards and appeals does hereby *reaffirm* its action of October 30, 1928, and *make* a variation in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be erected along the southerly and easterly property lines a wall of approved masonry, battered or curved back from the building line at a rake not less than 45 degrees to the street front of the abutting buildings on both streets, said wall to be faced on the interior with light-colored enamel face brick panelled with dark-colored enameled brick; that the proposed structure shall not exceed a ground area of 20 ft. square or a height of one story above grade, finished on the exterior with light-colored enamel brick and dark-colored brick trim at all openings; that the parapet shall be coped with natural stone; that there shall be erected on the building line on both street fronts a concrete curbing not less than 12 in. in height above grade; that there shall be erected at the intersection of Fourth avenue and 12th street a concrete platform not less than 12 in. above grade in height and not less than 10 ft. in depth in both directions from the intersection of Fourth avenue and 12th street; that the gasoline pumps installed shall be located not less than 10 ft. from the building line formed by the intersection of 12th street and Fourth avenue; that the use, conduct and operation of the business shall be confined to and restricted within the property lines of the premises; that any advertising display shall be restricted to the frieze on the building erected thereon and the glass globes of the gasoline pumps; that all permits required shall be obtained within nine months and all work involved completed within one year from the date of this action.

392-28-BZ.

APPLICANT—James Kearney, substituted for John J. Buckley, Jr., for O. James Scovell, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northeast corner of Cross Island boulevard and Hollis avenue, Bellaire, Borough of Queens.

APPEARANCES—

For Applicant: James Kearney.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(392-28-BZ)

WHEREAS, James J. Kearney, substituted for John J. Buckley, for James Scovell, owner, filed, April 24, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Cross Island boulevard and Hollis avenue, Bellaire, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 4, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Cross Island boulevard is in a business and residence district, Hollis avenue is in a business and residence district and 207th street is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered February 9, 1928 (re Applic. No. N. B. 155-28), reads:

"1. A gasoline service station may not be permitted in a business district. Appeal may be taken to the Board of Standards and Appeals.";

and

WHEREAS, the decision of the superintendent of buildings, rendered November 8, 1928 (Plan No. N. B. 9617-28), reads:

"1. The extension of a gasoline station in a business district is contrary to building zone resolution.";

and

WHEREAS, it is proposed to erect a brick office, 20 ft. by 20 ft., bury two 550-gallon tanks and erect five pumps upon a lot 80.05 ft. by 92.80 ft., for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the application is predicated on the principle of section 7, subdivision g, requiring 80 per cent consents of the area fixed and deemed affected by the board; and

WHEREAS, the applicant has filed more than 87 per cent consents of the area fixed and deemed affected by the board; and

WHEREAS, the board believes that a denial of this variation would be a hardship within the intent and spirit of the zoning resolution and an arbitrary discrimination.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be built at a point not less than 20 ft. easterly from the existing building line a concrete curbing not less than 12 in. in width and not less than 12 in. in height above grade, with not more than two driveways thereto on either street front; that there shall be erected on the interior property lines of the plot a wall of approved masonry not less than 10 ft. in height, lined on the interior of the premises with light-colored face brick or enamelled face brick with face brick trim of dark color; that the wall shall be coped with natural stone or architectural terra cotta, moulded of a girth not less than 12 in.; that there shall be no advertising of any nature or description exposed, painted or planted on the exterior of the wall facing northerly; that the gasoline pumps installed on these premises shall be set back not less than 10 ft. from the building line; that the use, conduct, operation and sale of the gasoline shall be confined wholly within the property lines of these premises; that any grease racks installed shall be located within an enclosure of brick construction with arch openings thereto; that a return of the drawing shall be made to this board for approval before submission to the bureau of buildings, and that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

CASES DISMISSED.

Appeals from Administrative Orders.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative officials in the performance of their duty:

(102-28-A)

Filed February 2, 1928—Premises 136-140 West 23rd street, Borough of Manhattan. Order of the fire commissioner. Appellant: Mark Ginsberg Co., Inc. Dismissed for lack of prosecution.

(333-28-A)

Filed April 9, 1928—Premises 237 Columbia street, Borough of Brooklyn. Order of the fire commissioner. Appellant: Alexander Oil Burner Corp. Dismissed for lack of prosecution.

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(339-28-A)

Filed April 12, 1928—Premises 128 West 34th street, Borough of Manhattan. Decision of the fire commissioner. Appellant: Petroleum Heat and Power Co. Dismissed for lack of prosecution.

(368-28-A)

Filed April 19, 1928—Premises 61 Second avenue, Borough of Manhattan. Decision of the fire commissioner. Appellant: Petroleum Heat and Power Co. Dismissed for lack of prosecution.

(418-28-A)

Filed May 2, 1928—Premises 46-48 Myrtle avenue, Borough of Brooklyn. Decision of the fire commissioner. Appellant: Petroleum Heat and Power Co. Dismissed for lack of prosecution.

(423-28-A)

Filed May 5, 1928—Premises 290 Vernon avenue, Long Island City, Borough of Queens. Decision of the fire commissioner. Appellant: E. M. Wharff. Dismissed for lack of prosecution.

(452-28-A)

Filed May 17, 1928—Premises 254 West 34th street, Borough of Manhattan. Decision of the fire commissioner. Appellant: J. M. Seidenberg & Co. Dismissed for lack of prosecution.

(463-28-A)

Filed May 19, 1928—Premises 191-195 Canal place, Borough of The Bronx. Decision of the superintendent of buildings. Appellant: Frank C. Schmitz. Dismissed for lack of prosecution.

(467-28-A)

Filed May 21, 1928—Premises 3400-3406 Third avenue, Borough of The Bronx. Order of the fire commissioner. Appellant: Petroleum Heat and Power Co. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

WHEREAS, the foregoing appellants have filed appeals with the board of standards and appeals from orders and decisions of administrative officials affecting the premises in question; and

WHEREAS, the appellants have failed to complete their papers, though duly notified to do so.

Resolved, that the foregoing appeals be and they hereby are dismissed for lack of prosecution.

Under the Building Zone Resolution.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative officials in the performance of their duties:

(15-28-BZ)

Filed January 9, 1928—Premises southeast corner of Hillside avenue and 207th street, Queens Village, Borough of Queens. Decision of the superintendent of

buildings. Applicant: Stanley Jahoda. Dismissed for lack of prosecution.

(30-28-BZ)

Filed January 13, 1928—Premises southwest corner of Pitkin avenue and 79th street, Borough of Queens. Decision of the superintendent of buildings. Applicant: Philip J. Sinnott. Dismissed for lack of prosecution.

(31-28-BZ)

Filed January 13, 1928—Premises southeast corner of Central avenue and Pansy place, Ridgewood, Borough of Queens. Decision of the superintendent of buildings. Applicant: Philip J. Sinnott. Dismissed for lack of prosecution.

(135-28-BZ)

Filed February 11, 1928—Premises 236-240 West 50th street, Borough of Manhattan. Order of the fire commissioner and decision of the superintendent of buildings. Applicant: Jacob L. Diamond. Dismissed for lack of prosecution.

(293-28-BZ)

Filed April 2, 1928—Premises 35 Gunther place, Borough of Brooklyn. Decision of the fire commissioner. Applicant: Agostino Tirino. Dismissed for lack of prosecution.

(297-28-BZ)

Filed April 2, 1928—Premises 520 East 87th street, Borough of Brooklyn. Decision of the superintendent of buildings. Applicant: Henry J. Nurick. Dismissed for lack of prosecution.

(342-28-BZ)

Filed April 13, 1928—Premises northwest corner of Pitkin avenue and Woodhaven boulevard (Beddi street), Woodhaven, Borough of Queens. Decision of the superintendent of buildings. Applicant: William A. Lacerenza. Dismissed for lack of prosecution.

(357-28-BZ)

Filed April 17, 1928—Premises 127 Riverside drive, Borough of Manhattan. Decision of the superintendent of buildings. Applicant: Mary Feldman. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners	
Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

WHEREAS, the foregoing applicants have filed with the board of standards and appeals applications, under the building zone resolution, affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

Resolved, that the applications be and they hereby are dismissed for lack of prosecution.

Adjourned 2.15 p. m.

WILLIAM J. O'GORMAN, Secretary.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 4, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

PETITIONS FOR VARIATIONS.

529-28-S.

PETITIONER—Gimbel Brothers, Inc., lessee.
SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.

APPEARANCES—

For Petitioner: W. E. Winne.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 18, 1928, at 2 p. m. Matter to be referred to fire department for new order.

420-28-S.

PETITIONER—Edgar C. Rowe Realty Corp., owner.
SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—68-72 Washington street and 44 West street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 18, 1928, at 2 p. m., on written request of petitioner.

1169-27-S.

PETITIONER—Wells & Newton Co., Inc., for The P. R. Mitchell Co., owner.

SUBJECT—Variation of labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—548-550 West 23rd street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to December 18, 1928, at 2 p. m., for final action.

873-28-S.

PETITIONER—Chadbourn, Stanchfield & Levy, for News Syndicate Co., Inc., owner.

SUBJECT—Request for early hearing—variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—216-224 East 42nd street, 223-247 East 41st street, and 767-773 Second avenue, Manhattan.

APPEARANCES—

For Petitioner: Thomas A. McGrath and Mr. Worden.

ACTION OF BOARD—Request for early hearing granted and petition set for hearing on Wednesday, December 26, 1928, at 2 p. m.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5

Negative 0

Absent 0

237-27-S.

PETITIONER—Croker National Fire Prev. Eng. Co., for Max Wasserman, owner.

SUBJECT—Application for reopening—consideration—previously dismissed—re variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—4109 16th avenue, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

ACTION OF BOARD—Petition reopened and restored to calendar and set for hearing on Wednesday, December 26, 1928, at 2 p. m.

THE VOTE TO REOPEN AND RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

331-28-S.

PETITIONER—Joseph D. Nunan, Jr., for Studebaker Corp. of America, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—988-1000 Dean street and 895 Bergen street, Brooklyn.

APPEARANCES—

For Petitioner: Joseph D. Nunan, Jr.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

638-28-S.

PETITIONER—Sydney W. Stern, for Fourteen Sixty Broadway Real Estate Corp., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—1452-1454 Broadway and 145 West 41st street, northeast corner, Manhattan.

APPEARANCES—

For Petitioner: N. Taylor Phillips and John Fick.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

301-28-S.

PETITIONER—United Real Estate Owners Association, for Wagmore Realty Co., Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—133-135 West 25th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

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THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

346-28-S.

PETITIONER—United Real Estate Owners' Association, for Chamberlain Supply Co., lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—112 Worth street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

336-28-S.

PETITIONER—Herman Belth, lessee.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—7-9 West 36th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(326-28-S)

WHEREAS, Herman Belth, lessee, filed, April 11, 1928, a petition for a variation from the requirements of the labor law, affecting premises 7-9 West 36th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated March 12, 1927 (Order No. 13683-LD), reads:

"1. Remove all partitions not built of incombustible material as per Sec. 263 and 270 of the Labor Law.";

and

WHEREAS, the petitioner failed to file his petition within the time limit set by the rules of procedure of the board of standards and appeals, and has been found guilty of a violation by the court.

Resolved, that the petition be and it hereby is *dismissed* as not properly before the board.

670-28-S.

PETITIONER—Israel Rubenstein, for 347 West 39th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in the decision of the superintendent of buildings.

PREMISES AFFECTED—347-353 West 39th street, Manhattan.

APPEARANCES—

For Petitioner: Israel Rubenstein.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(670-28-S)

WHEREAS, Israel Rubenstein, for 347 West 39th Street Corp., owner, filed, August 15, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises

347-353 West 39th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered August 2, 1928 (N. B. Applic. No. 136), reads:

"9. Windows should comply with Section 264 of Labor Law and Rule 503 of Industrial Code.";

and

WHEREAS, the building is fireproof, fourteen stories in height, 90 ft. by 98 ft. 9 in. in area; OCCUPIED: 1st story, stores; upper stories, tenant factories, 50 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are windows in the street wall, on the first story of the building, glazed with 1/4-inch polished plate glass, the maximum area of the glass being 8 ft. by 9 ft.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the first story of the building.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows on the first story, street front, on condition that the openings be equipped with approved metal frames and sash, glazed with 1/4-inch polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

425-28-S.

PETITIONER—Klein & Kavanagh, Inc., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—207-209 East 120th street, Manhattan.

APPEARANCES—

For Petitioner: James T. Wallace.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(425-28-S)

WHEREAS, Klein & Kavanagh, Inc., owners, filed, May 7, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 207-209 East 120th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 7, 1928, reads:

"1. Extend the interior stairway at the east side of building to the roof, as per Sec. 271 of the Labor Law.

"2. Arrange the fire escape on front of building and the openings leading thereto and the windows opening on the course thereof so that same are in compliance with the provision of Sec. 273 and 274 of the Labor Law and the rules of the Board of Standards and Appeals, or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law. Defects noted as follows:

"1. No fireproof doors on 2nd and 3rd stories.";

and

WHEREAS, the building is non-fireproof, three stories in height, 37 ft. 6 in. by 75 ft. 8 in. in area at first story and 37 ft. 6 in. by 62 ft. 2 in. in area above; OCCUPIED: cellar, storage; 1st story, manufacture of metal cornices, 4 persons; 2nd and 3rd stories, manufacturing, not more than seven persons above first story engaged at manufacturing; EXITS: an interior wood stairway, extending from the

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first story to top story, enclosed in plaster on metal lath partitions with fireproof doors at openings; a fire escape on the front of the building having fireproof openings along the course thereof, extending from the second to third story, with cantilever ladder to sidewalk; ROOFS of adjoining buildings: 10 ft. higher at west; same level at east; and

WHEREAS, the petitioner claims, as to Item 1 of the order, that there is an outside balcony at rear of third story with an iron gooseneck ladder extended to roof, also a fixed iron ladder from third story to roof scuttle; that the extension of interior stairs to roof would involve considerable structural changes and expense; as to Item 2, that the fire escapes have been accepted by the superintendent of buildings as complying with the requirements of the labor law (a letter to such effect dated June 3, 1927, is filed with the papers); furthermore, the petitioner contends that the exits are adequate.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that there shall be installed in the stair hall enclosure a skylight in the roof of the top story and one skylight within loft area, approximately 12 sq. ft. in area; granted, as to Item 2, only so far as it affects the requirement as to casement doors, on condition that steps shall be provided to within 18 inches of sill level; that the fire escapes shall comply with the labor law; that the building be not increased in height or area, and that the occupancy shall not exceed seven persons above the first story.

642-28-S.

PETITIONER—Croker Natl. Fire Prevention Eng. Co., for C. C. H. Realty Corp., owner.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—872 Broadway and 28 East 18th street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Negative

Absent

THE RESOLUTION—

(642-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for C. C. H. Realty Corp., owner, filed, July 27, 1928, a petition for a variation from the requirements of the labor law, as cited in orders of the fire commissioner, affecting premises 872 Broadway and 28 East 18th street, Borough of Manhattan; and

WHEREAS, the orders of the fire commissioner, dated April 3, 1928, read:

“Order No. 34972-LD:

“3. Extend the interior stairway at the east side of building to roof, as per Section 271 of the Labor Law.”;

and

“Order No. 34974-LD:

“Remove all articles and wares from stair enclosure, 1st story, as per Rule 10, Board of Standards and Appeals, adopted February 23rd, 1927.”;

and

WHEREAS, the building, irregular in shape, is non-fireproof, four stories (47 ft. 11 in.) in height, having a frontage of 34 ft. 3 in. on Broadway and 88 ft. 1 in. on East 18th street; OCCUPIED: 1st story, stores, 10 persons; 2nd story, retail clothier, 3 persons (2 being engaged at manufacturing); 3rd story, retail clothier, 3 persons (2 being engaged at manufacturing); 4th story, vacant at present;

EXITS: an interior wooden stairway, extending from the first story to top story (with double-rung iron ladder leading to scuttle in roof), enclosed in gypsum block partitions with wood doors at openings; a fire escape on the northeast front of the building, having fireproof openings along the course thereof, extending from the top story to the second story balcony, with EGRESS from the termination of the fire escape by means of counterbalanced stair to street; ROOFS of adjoining buildings: to east, same level; to south, 2 ft. lower; and

WHEREAS, there are located in the stair enclosure on the first story a shoe polishing stand with three chairs; and

WHEREAS, petitioner, as to Item 3 of Order No. 34972-LD, contends that if this interior stairway were extended to the roof as required by this violation the bulkhead itself would block any possible egress to the east, so that the conditions at present are better than would be the case if this order were complied with; regarding Item 1 of Order No. 34974-LD, petitioner contends that the stand being placed against the south wall of the building in no way interferes with or obstructs passage either up or down the stairway which terminates directly inside the street doors.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted, as to Item 3 of Order No. 34972, only so far as it affects the stairs at the top story to the roof, on condition that a fixed double-rung iron ladder be provided at the top stairwell hall enclosure to the scuttle in the roof.

Resolved, further, that Item 1 of Order No. 34974-LD of the fire commissioner is affirmed, and that the petition as to this order be and it hereby is denied.

APPLIANCES SUBMITTED FOR APPROVAL.

593-28-SA.

PETITIONER—Celite Products Company.

SUBJECT—Celite—for use with cement—approval of

APPEARANCES—

For Petitioner: B. R. Deschere.

For Administration: None.

ACTION OF BOARD—Petition disapproved.

THE VOTE TO APPROVE—

Affirmative

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Absent

THE RESOLUTION—

(593-28-SA)

WHEREAS, Celite Products Corp. filed, July 5, 1928, a petition with the board of standards and appeals for approval of their material, a diatomaceous silica, known as Celite for use in cement mortar and concrete; and

WHEREAS, the board deemed that this approval should not be granted.

Resolved, that the petition be and it hereby is denied.

594-28-SA.

PETITIONER—Celite Products Company.

SUBJECT—Sil-o-Cel—heat insulating brick—approval of.

APPEARANCES—

For Petitioner: B. R. Deschere.

For Administration: None.

ACTION OF BOARD—Petition disapproved.

THE VOTE TO APPROVE—

Affirmative

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

Absent

THE RESOLUTION—

(594-28-SA)

WHEREAS, Celite Products Corp. filed, July 5, 1928, a petition with the board of standards and appeals for ap-

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proval of their material, a heat insulating brick known as Sil-O-Cel, to be used in walls of buildings, in substitution of a portion of the brick wall; and

WHEREAS, the board deemed that the approval of this material should not be granted.

Resolved, that the petition be and it hereby is *denied*.

CASES DISMISSED.

Variations of the Labor Law.

The chairman called attention to the following cases, where notices of intention to petition were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative officials in the performance of their duties:

(70-28-S)

Filed January 26, 1928—Premises 119-127 West 41st street and 116-120 West 42nd street, Borough of Manhattan. Order of the fire commissioner and decision of the superintendent of buildings. Petitioner: Maynicke & Franke. Dismissed for lack of prosecution.

(446-28-S)

Filed May 15, 1928—Premises 500 Seventh avenue, 201-219 West 37th street and 214-224 West 38th street, northwest corner of Seventh avenue and West 37th street, Borough of Manhattan. Decision of the

superintendent of buildings. Petitioner: Sugarman & Berger. Dismissed for lack of prosecution.

(447-28-S)

Filed May 15, 1928—Premises 494-498 Seventh avenue, 200-214 West 37th Street and 205-221 West 36th street, southwest corner of West 37th street and Seventh avenue, Borough of Manhattan. Decision of the superintendent of buildings. Petitioner: Sugarman & Berger. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

WHEREAS, the foregoing petitioners have filed petitions with the board of standards and appeals from orders and decisions of administrative officials affecting the premises in question; and

WHEREAS, the petitioners have failed to complete their papers, though duly notified to do so.

Resolved, that the foregoing petitions be and they hereby are *dismissed* for lack of prosecution.

Adjourned 4.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

*CORRECTION.

The minutes of the meeting of the board of standards and appeals held Wednesday, November 7, 1928, as they appeared in Bulletin No. 46, Vol. XIII, are hereby corrected to read as follows:

THE RESOLUTION—

(159-28-BZ)

WHEREAS, William F. Doyle, for Hyman Chipkin and Meyer Chipkin, owners, filed, February 24, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of an extension to a motor vehicle repair shop, also the change of occupancy from a stable for more than five horses to a garage for the storage of more than five motor vehicles; premises 796-804 Park avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, September 25, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Park avenue is in a business district; Throop avenue is in a business district, and Floyd street is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered February 24, 1928 (re Plan No. 327-1928), reads:

"1. Garage for more than five cars and repair shop may not be extended being situated in a business district. Sec. 6, Building Zone Resolution.";

and

WHEREAS, the decision of the superintendent of buildings, rendered October 29, 1928 (App. No. 18049-28), reads:

"The following objections have been filed by the examiners:

"Public garage for more than five cars in a business district is contrary to the Building Zone Resolution, Art. II, 4 (15) and is hereby denied.";

and

* Correction—Words "the vehicular openings shall be limited to a width not exceeding 9 ft. in the clear" omitted lines 61, 62 and 63 of resolution.

WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 25 ft. and a depth of 100 ft.; to be occupied as an auto repair shop for the purpose of conducting a garage business within a business district; and

WHEREAS, the board is authorized, under section 7, subdivision e, of the rules of exception of the building zone resolution, and the application is supported by documentary proof that the appeal comes within the purview of this rule of exception; and

WHEREAS, this application was originally based on decision of the fire commissioner; and

WHEREAS, the applicant has since filed the objection of the bureau of buildings, which objection is incorporated herein.

Resolved, that the board of standards and appeals does hereby *affirm* its action of October 25, 1928, so far as use and occupancy are concerned, and does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the height of the building shall not exceed a mean average height of 26 ft. above grade, without rear yard; that the rear and gable walls shall be unpierced throughout their entire height and length; that any ramp installed shall set back from the building line not less than 10 ft.; that the front elevation shall be finished with light-colored face brick, architectural terra cotta or natural stone trim; that any gasoline storage equipment shall be installed approximately in the center of the building at the street front; that there shall be no portable gasoline pumps maintained or operated on the premises; that there shall be but one sign permitted, a projecting electric sign, indicating the name and title of the business conducted on the premises; there shall be no other advertising signs or display permitted; that any skylights installed shall be glazed with plain glass, having wire guards above and below; that the building shall be erected in strict accordance with the requirements of the building code in all respects; that all permits required shall be obtained within six months and all work involved completed within one year from the date of this action.

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RULES OF PROCEDURE OF BOARD OF STANDARDS AND APPEALS ADOPTED FEBRUARY 15, 1927

(89-27-SR)

ARTICLE I—PUBLIC HEARING.

1. Regular sessions designated as public hearings of the Board of Standards and Appeals shall be held on Tuesday of each week at 10 A. M. and 2 P. M.

2. Morning sessions shall be devoted to hearings on appeals from administrative orders and applications for variation of the building zone resolution. Afternoon sessions, in general, shall be given over to hearings on petitions for variation of the labor law and consideration of rules. Notice shall be published in the Bulletin of the Board of deviation from this procedure.

3. Special sessions may be called by the Chairman, or at the request of four members, provided that notice of the same has been mailed to each member at least twenty-four hours before the time set, except that the announcement of a special session at any meeting at which a quorum is present shall be sufficient notice of such meeting.

4. All hearing sessions shall be open to the public.

5. A quorum of the Board of Standards and Appeals shall consist of four members.

6. The members of the Board shall attend the meetings in person, except that during absence or disability a substitute may act, as provided by law under section 718 of the Charter as amended by Local Law No. 13. The names of such substitutes, designated by the Mayor, shall have been previously filed with the chairman.

ARTICLE II—CASES BEFORE THE BOARD.

1. Every application under the Building Zone Resolution, every appeal under section 719 of the Charter and every petition under section 718a, subdivision 4, of the Charter, shall be made to the Board on the forms provided, and shall include the data required in such forms, so as to supply all information necessary for a clear understanding by the Board and its staff. Action in each case must be based largely on the information so furnished. The statements made by the applicant, appellant or petitioner and the determination of the Board in each case will be incorporated in a resolution formally adopted and published in the Bulletin of the Board. Officials who are charged with the enforcement of the laws, ordinances and rules relating to buildings in the City of New York will be bound by such resolutions, and, before granting permit or taking any other affirmative action, should see that there are no misstatements as to facts and that the conditions of the resolution are observed. Any administrative official discovering any misstatement of essential information is requested to notify the Board, in order that it may take such action as the circumstances require. All approvals shall remain valid only as long as the information and the conditions on which the resolution was based are maintained.

2. Any communication purporting to be an application, appeal or petition shall be regarded as a mere notice of intention to seek relief and shall be of no force or effect until it is made in the form required.

3. Upon receipt of any such communication, the writer shall be supplied with the proper forms for presenting his application, appeal or petition, and he shall be required to file the proper form and furnish all necessary data within twenty days of the date of the order or decision appealed from.

4. The duplicate of each application, appeal or petition required by this article shall be forwarded promptly to the administrative official whose order is involved in such case.

5. At the public hearing of a case before the Board, the applicant shall first present the argument in support of the case and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption by the other.

6. Every person before the rostrum shall abide by the order and direction of the Chairman. Discourtesy or disorderly or contemptuous conduct shall be regarded as a breach of the privileges of the Board and shall be dealt with as the Chairman deems proper. Orders to maintain discipline shall be carried out by the Sergeant-at-Arms.

Subject to the direction of the Chairman, the Secretary shall enforce the rules of the Board and shall direct and supervise the Sergeant-at-Arms in maintaining order and decorum in the hearing room and lobbies during all public hearings.

7. No member shall proceed to debate, discuss an issue, put a motion or offer a resolution until he shall have addressed the Chairman and have been recognized by him. While the Chairman is putting a motion or offering a resolution, or during the progress of a roll call, no member shall interrupt or leave his seat. When a motion to adjourn is carried, the members of the Board shall keep their seats until the Chairman declares the meeting adjourned.

ARTICLE III—THE CALENDAR.

1. Each case filed in the proper form, with the required data, shall be numbered serially, irrespective of whether it be an application, appeal or petition. These Calendar numbers shall begin anew on January 1st of each year, and shall be hyphenated with the number of the year and the initials indicating the character of the case. Thus the calendar number of an application under the Building Zone Resolution in 1926 shall be "210-26-BZ"; an appeal from an order, requirement, decision or determination of a Superintendent of Buildings or of the Fire Commissioner, "211-26-A," and a petition for variation of the Labor Law or any rule or standard adopted thereunder, "212-26-S."

2. As soon as a case receives a calendar number, it shall be placed on the Docket. Thereafter the appellant or petitioner shall be notified of the date his case will be set for public hearing. In building zone applications the applicant shall be notified of the date when his case will be reached in the call of the Clerk's Calendar.

3. The Clerk's Call Calendar shall be called each Tuesday at 2 P. M., in Room 1013, Municipal Building, Manhattan, by the Chairman or the Secretary, and a date, for the public hearing of each application for variation of the Building Zone Resolution, shall then be set, which shall be full and sufficient notice to all persons interested in such case.

4. Thereafter each case shall be listed, by calendar number and premises, in the Hearing Calendar printed in the Bulletin of the Board, under the title of the respective proceedings, and the date for which such case has been set.

ARTICLE IV—DISPOSITION OF CASES.

1. Every decision of the Board on any case shall be by resolution.

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2. The final disposition of any application, appeal or petition before the Board shall be in the form of a resolution either reversing, varying or modifying the order, requirement, decision or determination appealed from and granting the application, appeal or petition, or affirming the order and denying the application, appeal or petition. The concurring vote of four members shall be necessary to a decision. If a resolution fail to receive four votes in favor of the applicant, appellant or petitioner, the action will be deemed equivalent to a denial, and a resolution denying such application, appeal or petition shall be formally entered on the record, unless there be a member absent at the roll call and the vote of the absentee added to the number of votes for the applicant appellant or petitioner would equal four, in which case the matter will be laid over for reconsideration, until a final determination is reached.

3. Any applicant, appellant or petitioner may withdraw his application, appeal or petition at any time prior to action thereon, with the consent of the Board, but if a motion has been made, and is pending, either to grant or to dismiss, such motion shall have precedence.

4. No application, appeal or petition dismissed or denied can be considered again except (1) on a motion to reconsider the vote, or (2) on a request for a rehearing.

5. No request to grant a rehearing can be entertained unless new evidence is submitted. If, on motion of a member of the Board, adopted by four affirmative votes, the request for a rehearing is granted, the case shall be put on the calendar for a rehearing.

In all cases, the request for a rehearing shall be in writing, reciting the reasons for the request, and shall be duly verified and accompanied by the necessary data and diagrams. Such request shall be filed with the Chairman, who shall have a report on the case prepared by the engineers. The Chairman may then set a date when the request for reopening shall be submitted to the Board, of which date the person requesting the reopening shall be notified.

If the Board votes to reopen a case affecting a building zone application, a date shall be set for the "Calendar Call" and the applicant shall be required to notify each of the property owners entitled to notice of the application, the same procedure to be followed as in an original application.

6. The Board may, on the motion of any member, review any decision that it has made and may reverse or modify such decision, but no such review shall prejudice the rights of any person who has in good faith acted thereon before it is reversed or modified.

ARTICLE V—BUILDING ZONE APPLICATIONS.

1. No application for a variation or modification of the provisions of the Building Zone Resolution shall be entertained by the Board except in a specific case, and from an order, requirement, decision or determination made by any Superintendent of Buildings, the Tenement House Commissioner, or the Fire Commissioner, on the ground that the proposed plan or use violates the Building Zone Resolution.

2. No such application shall be entertained unless the application is filed within twenty days from the date of the action of the Superintendent of Buildings, Tenement House Commissioner, or Fire Commissioner.

3. Every application shall be made in duplicate on Form 3BZ and shall be accompanied by all the data required by such form, and shall be considered subject to such rules as the Board has adopted or may adopt, under Article 5, Section 21, of the Building Zone Resolution.

4. As soon as any application is completed by the filing of the data required in Form 3BZ, the case shall receive a calendar number and shall be placed on the Clerk's Calendar, and the applicant shall be notified by the Board on Form 6CC, of the time set for the call of the calendar, which shall be at least five days after the mailing of said notice. With this notice the applicant shall be supplied with an official copy of Form 7NO, which he is required to send to every property owner entitled to notice of the application. Within three days the applicant must file a verified statement that he has so notified each of such property owners either by personal service or by registered mail. Not less than fourteen days' notice of the date fixed for calendar call in each Building Zone application shall be given by publication in the Bulletin of the Board.

5. On the call of the Clerk's Calendar the applicant shall appear in person, or by agent or attorney, and property owners affected by the application may appear either in person or by agent or attorney and present any typewritten and verified objections they may have to the granting of the application, together with a description of their property and an affidavit of ownership. Then a date shall be set for a public hearing on the application which shall be not less than fourteen days thereafter. Notice of said hearing shall be given by publication in the Bulletin of the Board.

6. On the date set for the public hearing, the applicant shall state his case, then the opposition shall be heard, and the applicant shall have an opportunity to reply.

7. No application that has been denied after a public hearing can be entertained under the same state of facts or basis of appeal, unless based upon a new decision by a superintendent of buildings on plans which materially change the aspects of the case.

ARTICLE VI—APPEALS.

1. No appeal from any order, requirement, decision or determination of the Superintendent of Buildings or the Fire Commissioner or from any rule or regulation relating to the construction, alteration, structural changes in, equipment, occupancy or use of any building or structure, under Section 719 of the Charter, shall be entertained unless such appeal is filed in duplicate on Form 1A, with all the data required in such form, within twenty days from the date of the order appealed from.

ARTICLE VII—PETITIONS.

1. No petition for variation of the Labor Law, or of any rule adopted thereunder affecting the construction or alteration of buildings, exits therefrom, the installation of fixtures or apparatus as authorized by Section 718-a, subdivision 4 of the Charter, shall be entertained unless it is made in duplicate on Form 2S, with all the data required in such form, within twenty days from the date of the administrative order to which the petition refers.

No petition for approval of a device, material or method of construction shall be entertained unless it is filed in duplicate on Form 4SA, with all the data required in such form.

No petition for the adoption or amendment of Rules shall be entertained unless it is filed in duplicate on Form 5SR, with all the data required in such form.

ARTICLE VIII—PETITIONS.

1. No resolution of the Board of Standards and Appeals adopting or amending any rule or regulation under subdivision 2 or 3 of section 718-a of the Charter shall be adopted unless such proposed rule or regulation shall

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have been published in the Bulletin of the Board for at least ten days prior to a public hearing thereon. Four affirmative votes of the Board shall be necessary for the adoption of such resolution.

2. Amendments to these Rules of Procedure may be made by the Board of Standards and Appeals at any regular meeting, providing notice of such amendment has been given to each member of the Board three days prior to such meeting, either in writing or by publication in the Bulletin. The suspension of any rule of procedure may be ordered at any meeting by unanimous vote.

ARTICLE IX—OTHER RESOLUTIONS.

1. Every resolution of the Board of Standards and Appeals suggesting changes or amendments to the law under subdivision 5, section 718-a of the Charter shall require at least four affirmative votes for its adoption.

2. Every resolution not otherwise provided for, ordinary motions or decisions on rules of order shall require not more than three affirmative votes.

ARTICLE X—INSPECTIONS.

1. In any case in which the Board may deem it necessary, an inspection of the premises in question may be ordered by the Board. Such inspection shall be made by the Chairman and by two or more members designated by him, and they shall report their findings to the Board in writing.

ARTICLE XI—TESTS.

1. In any case in which the Board may order a test of any material or device, the test shall be conducted under the supervision of an assistant engineer, in the presence of the Chairman and two or more members appointed by him, and the result of such test shall be reported to the Board in writing, and the material or device shall not have the approval of the Board unless the report be favorable and adopted by four affirmative votes.

ARTICLE XII—RECORDS.

1. All applications, appeals and petitions shall be on the required forms, and all communications, reports, etc., and plans, relative to any matter appearing on the calendar, shall be on sheets approximately 8 in. by 10½ in. in size. After final disposition, they shall be bound in some suitable manner. These records shall be kept in filing cabinets in their numerical order, in such a manner that they are accessible to the public at all reasonable hours, as prescribed by the Charter of the City of New York.

2. An index indicating locations by boroughs shall be kept.

3. All reports on matters coming before the Board for action shall be duplicated in sufficient numbers to furnish a copy to each member. The original shall be filed with the records in each case.

ARTICLE XIII—THE BULLETIN.

1. The Bulletin of the Board of Standards and Appeals shall be published on Tuesday of each week. It shall contain:

- (1) Directory of the Board.
- (2) Docket.

(3) Clerk's Calendar Call.

(4) The Hearing Calendar.

(5) Notice of hearing on building zone applications and on proposed rules or the amendment of rules.

(6) An abstract of the minutes of each meeting, including a brief statement of the action in each case, with the roll call thereon and the full text of the resolutions adopted.

(7) Rules adopted.

(8) Such other information as may be of value to the public and within the scope of the work of the Board.

ARTICLE XV—OFFICERS.

1. The Chairman shall preside at meetings. The Chairman may designate any member of the Board to preside and perform the duties of the Chair at public hearings.

2. The Chairman, subject to these rules, shall decide all points of order or procedure, unless otherwise directed by a majority of the Board in session at that time.

3. The Chairman shall designate the members of the Board to make an inspection, and, unless otherwise directed by the vote of four members of the Board, shall appoint any committee that may be deemed necessary.

4. The Chairman shall report at each meeting on all pertinent official transactions that do not otherwise come to the attention of the Board.

5. Administrative authority is vested solely in the Chairman of the Board who shall, subject to these rules, transact all official business of the Board, engage the necessary employees and direct the work of the office.

6. Subject to these rules and the direction of the Chairman, the Secretary shall conduct all official correspondence, compile the required records, edit the Bulletin, maintain the necessary files and indices, and generally supervise the clerical work of the office force, maintaining discipline in accordance with the rules of the office and charter provisions.

7. Subject to these rules and the direction of the Chairman, the Assistant Engineers shall examine and report on all applications, appeals and petitions; prepare all proposed rules or revised rules suggested by outside agencies, with report on the reasons and necessity for same; supervise and witness the tests conducted under the auspices of the Board, and assist generally in all technical matter coming before the Board.

8. The Chief Clerk shall keep all accounts, keep the files and indices in proper order and up to date, and generally assist the Secretary. During the absence or disability of the Secretary, the Chief Clerk shall act in that capacity.

9. A complete stenographic record of the transactions at public meetings shall be made for the files, including verbatim reports of such parts as may be directed, and there shall be prepared, after each meeting and in time for the next publication of the Bulletin, the abstract of the minutes which is to appear in such Bulletin.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

PUBLIC HEARING

PROPOSED AMENDMENTS TO FUEL OIL RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, December 14, 1928, at 2 p. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules.

Matter in *italics* is new. Matter in brackets [] to be omitted.

Rule 1. Definition.

For the purpose of these rules the following terms shall be interpreted in accordance with these definitions.

DISCHARGE LINE shall be the line between the discharge outlet of the pump and the burner oil inlet connection.

FIRM FOUNDATION: A firm foundation is one which will carry the maximum load to which it will be subjected without exceeding the safe bearing capacity of the soil.

FIRE RETARDING MATERIALS:

(a) One-half ($\frac{1}{2}$) inch plaster boards or asbestos board, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or

(b) Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.

FILL LINE is the line between the fill box and the fill pipe connection in the storage tank.

FUEL OIL, any liquid mixture, substance or compound, derived from petroleum, which does not emit an inflammable vapor below a temperature of 125°F. when tested in a Tagliabue open cup tester (Chapter X Article I Code of Ordinance).

GAUGING DEVICE: A means by which the level of the oil in a storage tank may be indicated.

HEATERS: A device for heating fuel oil for the purpose of decreasing the viscosity.

OIL BURNER: A device designed for the purpose of burning fuel oil.

OVERFLOW PIPE: A pipe which conveys by gravity the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

RELIEF VALVE: A valve held shut by a spring or other means to automatically relieve pressure in excess of its setting.

REMOTE CONTROL: A hand, electric or mechanically operated device to the oil supply shut off.

RETURN LINE: A line for the purpose of conveying by-passed oil to a storage tank.

SWING JOINT: A connection made in a pipe line by means of a combination of fittings so that the tank can settle naturally without breaking the line or impairing the efficiency of the connection.

SUPPLY LINE: That portion of the line between the storage tank and the oil pump inlet connection. Where a pump is not used it shall be that portion of the line between Storage Tank and the burner oil inlet connection.

SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.

SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.

[The term "fuel oil" under these rules shall include any liquid or mobile mixture, substance or compound derived

from or including petroleum, which does not emit an inflammable vapor below a temperature of one hundred and thirty-five (135) degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester; and such oil shall be classified as either Grade A Fuel Oil or Grade B Fuel Oil.

(a) Grade A Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flashpoint of not less than one hundred and fifty (150) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.

(b) Grade B Fuel Oil Shall Include:

All oil used for fuel purposes under these rules which shall show a flash point of not less than one hundred and thirty-five (135) degrees Fahrenheit when tested in a Tagliabue or Pensky-Martens closed cup tester.]

OILS NOT PERMITTED:

Oils derived from or including petroleum that have a flashpoint below a temperature of 125 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

[(d) Where the Use of Grade B Fuel Oil Is Permitted.]

FUEL OIL:

[Grade B] Fuel Oil, within the meaning of these rules, having a flashpoint between 125 degrees and 150 degrees may be used for domestic heating in buildings occupied by not more than two (2) families and in tenement houses and commercial plants. If used in tenement houses or commercial plants, a certificate of fitness for the operator of the plant will be required as per Rule 15.

[(e) Where Grade A oil is used in place of Grade B oil in domestic installations it may be used under the requirements for Grade B installations.]

DEVICES:

[(f)] No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

Rule 2. Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks *except as otherwise provided in these rules.*

Rule 3. General Location of Tanks for Fuel Oil.

(a) In all buildings fuel oil storage tanks shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway and, if practical, tanks shall be placed in a lower position than the roadbed of the subway.

Rule 4. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

[Subdivision A. Grade A Fuel Oil.]

Section 1. Inside of Buildings Above Ground.

(a) *OVER 275 GALLONS CAPACITY.* Where tank cannot be buried as required in subdivision c of this rule.

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storage tanks exceeding 275 gallons capacity, or any part of such tanks, when located above the floor level of the lowest story of any building shall each be placed in an enclosure of inside dimensions of 6 inches greater on all sides than the outside dimensions of the tank. The walls of the enclosure shall be constructed of concrete not less than 6 inches in thickness or 8 inches in thickness of brick masonry. The walls shall be carried up to a height not less than 12 inches above the top of the tank and the space between the tank and the walls and top of the enclosure shall be filled with sand or well tamped earth. Enclosure shall not be constructed until after tank inspection is made.

[(a) Where tanks cannot be buried and are located in the lowest story of any building, they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space between the tank and the walls and roof of the enclosure shall be completely filled with dry upland sand or earth well tamped.]

(b) Not more than one tank shall be placed in an enclosure.

(c) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "d."

(d) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

(e) 275 GALLONS CAPACITY AND LESS. Storage tanks of 275 gallons capacity and less may be installed in the lowest story so that the bottom of tank shall not be more than 2 feet above the burner oil inlet connection. The tank shall be set on and firmly anchored to a concrete or rock base which base shall be equivalent in weight to at least 15 cubic feet of concrete. Not more than one tank shall be permitted for any one building.

(f) OVER 275 GALLONS CAPACITY. Storage tanks exceeding 275 gallons capacity shall be buried below the level of the lowest floor and below the level of the burner oil inlet connection except where the burial of tanks below the level of the burner oil inlet connection is impractical:

(a) by reason of rock or water conditions.

(b) where the bottom of the tank will be below the level of the foundation footing and where the angle of repose cannot be maintained as certified by the Superintendent of Buildings.

Under conditions (a) and (b) a syphon breaking device provided for in these rules shall be used and the tank shall be placed at the lowest practical level. The top of the tank shall be protected by not less than 12 inches of sand or dry earth or 4 inches of concrete. Tanks shall be placed on firm soil and surrounded with soft earth or sand.

[Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its

capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Subdivision A, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of sary to prevent floating, tanks shall be securely anchored. horizontal outline of tanks in all directions. Where neces-

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.]

Section [3] 2. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located outside of buildings and placed above ground, the tanks shall be not less than one and one-fourth (1¼) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter (1¼) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the concrete which shall extend at least one foot beyond the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter (1¼) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

Section [4] 3. Outside of Buildings Below Ground.

(a) Tanks buried outside of buildings below ground shall have the top of the tanks not less than 2 feet below the surface of the ground and below the level of the burner oil inlet connection to which the tanks may be connected, except where the burial of tanks below the level of the burner oil inlet connection to which the tank may be connected is impractical:

(a) by reason of rock or water condition.

(b) where the bottom of the tank will be below the level of the foundation footing and where the angle of repose cannot be maintained as certified by the Superintendent of Buildings.

Under conditions (a) and (b) a syphon breaking device provided for in these rules shall be used.

[(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with

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soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

Subdivision B. Grade B Fuel Oil.

Section 1. Location.

(a) Storage tanks shall preferably be buried either outside of a building or below the lowest floor level. When not buried and located inside of a building they shall be placed on the lowest floor level and shall be enclosed in four inches of terra cotta or eight inches of approved masonry, and the aggregate capacity of such storage tanks shall not exceed 275 gallons.

(b) Tanks, when buried, shall be placed with top of tanks not less than 2 feet below the surface of the ground and below the level of any piping to which the tanks may be connected, except that, in lieu of the 2-foot earth cover, tanks may be buried under 12 inches of earth and a cover of reinforced concrete at least 6 inches in thickness extending at least one foot beyond the horizontal outline of tank in all directions; concrete slab to be set on a firm soil foundation.

(c) Tanks shall be set on firm soil and surrounded with soft earth or sand and shall be completely encased with (6) inches of concrete, where soil conditions require.

(d) Where in the opinion of the Fire Commissioner extreme difference of grade or soil conditions would work a hardship an anti-syphon valve or other mechanical device to prevent syphoning approved by the U. S. Bureau of Standards, Fire Underwriters Laboratories or other laboratory recognized by the Board of Standards and Appeals, may be used.]

Section 4. Capacity.

The total storage capacity of fuel oil with flashpoint between 125 degrees and 150 degrees F. shall not exceed 1,100 gallons.

Rule 5. [Enclosure and Protection of Tanks for the Storage of Grade A Fuel Oil.]

[Section 1.] Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ($1\frac{1}{2}$) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-fourth ($\frac{1}{4}$) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ($1\frac{1}{2}$) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

Rule 5A. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanket-gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ($\frac{1}{2}$) inch in size. The boilers

shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than 1 quart capacity or other equivalent fire extinguishers for extinguishing oil fires.

Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

Section 1. Cylindrical Tanks (except vertical tanks located outside of Buildings above Ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the Open Hearth Process and known to the trade as "Tank Steel." Such plates shall be free from physical imperfections, such as laminations, cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks.

Tanks 36 in. in diameter and less— $\frac{1}{4}$ in. shell, $\frac{1}{4}$ in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$ in. shell, $\frac{5}{16}$ in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$ in. shell, $\frac{3}{8}$ in. heads.

Tanks over 120 inches in diameter to be of $\frac{3}{8}$ in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used, they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and Spacing of Rivets.

Riveting in single lap seams shall not exceed a pitch as follows:

In shell $\frac{1}{4}$ in. thick, $\frac{5}{8}$ in. diameter rivets $2\frac{1}{4}$ in. pitch.

In shell $\frac{5}{16}$ in. thick, $\frac{5}{8}$ in. diameter rivets $2\frac{3}{8}$ in. pitch.

In shell $\frac{3}{8}$ in. thick, $\frac{3}{4}$ in. diameter rivets $2\frac{1}{2}$ in. pitch.

Section 2. Rectangular Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than $\frac{5}{16}$ of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be $\frac{5}{8}$ of an inch in diameter and spaced not more than $2\frac{1}{4}$ inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides

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of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

Section 3. Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be $\frac{1}{4}$ inch and the minimum thickness of roof plates $\frac{1}{8}$ inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted water tight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed, with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of grade B oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than $\frac{3}{16}$ inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For $\frac{3}{16}$ inch heads, $1\frac{1}{4}$ inch flange.

For $\frac{1}{4}$ inch heads, 2 inch flange.

For $\frac{5}{16}$ inch heads, 2 inch flange.

For $\frac{3}{8}$ inch heads, $2\frac{1}{4}$ inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

Section 6. Venting of Tanks.

All tanks shall be vented. (See Rule 8, Section 6, for installation of vent pipes.)

Section 7. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

Rule 7. Tests of Tanks for the Storage of Fuel Oil.

Tanks and piping to burner shall be tested hydrostatically at a pressure, except as otherwise stated, of not less than 10 pounds per square inch. Those parts subjected to a pressure exceeding 10 pounds per square inch shall be tested at a pressure of not less than $1\frac{1}{2}$ times the maximum pressure to which it is subjected. The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. When there is danger of freezing, tanks and piping may be tested with oil provided the installation is complete and the pressure applied at the burner end of the supply line. There shall be no fire or flame in the room or rooms in which the test is being conducted. All tests shall be conducted in the presence of a representative of the Fire Commissioner and shall be continued for thirty minutes.

The contractor shall furnish all the necessary equipment for conducting the tests.

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[Section 1. Inside of Buildings Above or Below Ground or Outside of Buildings Below Ground.

(a) All tanks located inside of buildings, either on or below the lowest floor level, and outside buried tanks, shall withstand after being set in place, a hydrostatic or air test for at least thirty (30) minutes and shall show no leaks.

(b) The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. The hydrostatic test pressure shall be not less than thirty (30) pounds per square inch for welded tanks, nor less than twenty-five (25) pounds per square inch for riveted tanks.

(c) Tanks when subjected to an air pressure test shall be equipped with a safety relief valve set at not more than 32 lbs. per sq. in., and the air compressor device employed in the air testing of the tank shall be of low pressure type, equipped with an automatic pressure regulator set at not less than 35 lbs.

Section 2. Horizontal Tanks Outside of Building, Above Ground.

Horizontal tanks outside of buildings and above ground shall stand, without leaking, a hydrostatic or air test of twenty-five (25) pounds per square inch for at least thirty (30) minutes and shall show no leaks.

Section 3. Vertical Tanks Outside of Buildings Above Ground.

Vertical tanks designed for outside above ground storage, having a cover of lighter material than that of the sides of the tank, shall withstand without leaking a head of water equal to that of the depth of the tank.

Section 4. Test for Tanks. How Conducted.

(a) Tests shall be conducted in the presence of a representative of the Fire Commissioner. The contractor shall furnish all the equipment necessary for conducting the tests. Access to the inside and outside of tanks shall be maintained until the necessary tests are completed.

(b) Welded tanks shall, while under the hydrostatic or air test as hereinbefore specified, be subjected to a thorough hammer or impact test. The test shall consist of striking the sheet on both sides of the welded seam a sharp, vibratory blow with a 2 to 6 lb. hammer, the blows to be struck 2 to 3 inches apart and within 2 or 3 inches of, and on each side of, the seam, the blows to be as rapid as a man can conveniently strike a sharp, swinging blow, and as hard as can be struck without indenting or distorting the metal of the sheet.]

Rule 8. Piping for Fuel Oil.

Section 1. Installation of Piping.

(a) Piping shall be run in a substantial and workmanlike manner and provision made for expansion, contraction and settlement. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. Where the top of the tank is below the level of the burner oil inlet connection, the supply line from the tank shall be run above the level of the bottom of the tank so as to prevent syphoning. Cross connections permitting gravity flow from one tank to another are prohibited. All pipes connected to tank except measuring well or gauge pipe shall be provided with double swing joints at tank. All threaded joints shall be made tight with litharge and glycerine or equivalent suitable pipe compound.

[(a) Piping shall be run as directly as practicable without sags, and, except as provided in Rule 11A, e, shall be laid so that where practicable pipes shall pitch toward the

supply tank without traps; provision shall be made for expansion, contraction, jarring and vibration.

(b) Cross connections permitting gravity flow from one tank to another shall be prohibited.

(c) Pipes conveying oil, if laid inside of a building, shall be either buried or exposed to view. Where piping is exposed, it shall be easily accessible for inspection at all times and protected against injury. Exposed piping shall be hung or supported on fireproof materials to prevent falling in case of fire.

(d) Pipes laid below ground or subject to corrosion shall be protected.]

Section 2. Type and Material.

(a) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ($\frac{1}{2}$) inch inside diameter shall be permitted; except that for Grade B oil $\frac{1}{4}$ -inch diameter pipes may be used.

(b) All connections shall be tight and shall have well-fitted joints.

(c) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

Section 3. Tests for Piping. [Grade A.]

Piping for systems with working pressures under one hundred (100) pounds, after installation, shall be tested and proven tight at a hydrostatic pressure of not less than one hundred and fifty (150) pounds per square inch; where working pressure exceeds one hundred (100) pounds, piping shall be tested and proven tight at a hydrostatic pressure of not less than one and one-half ($1\frac{1}{2}$) times the maximum working pressure. The maximum working pressure shall be noted on the plans. Tests shall continue for thirty (30) minutes.

[Section 3a. Tests for Piping. Grade B.

All piping after installation shall be tested and proven tight at a hydrostatic pressure of one hundred (100) pounds per square inch.]

Section 3a. Overflow Pipes from Burners and Auxiliary Tanks.

Overflow pipes, when required, shall be not less than one size larger than supply pipe.

Section 4. Relief Valves.

[(a) All piping or heaters which can be separated from the source of supply and in which a dangerous pressure can be generated either by the action of the pump or by steam, shall be protected by an automatic pressure relief valve. Such automatic pressure relief valve shall discharge into the storage tank, or into the suction line provided there are no shut off valves in the suction line between the pressure relief valve discharge connection and the storage tank. No valves shall be installed in the safety valve lines. Automatic pressure relief valves shall be not less than $\frac{1}{2}$ in. by $\frac{1}{2}$ in., of the spring type with working parts of non-corrosive construction and shall be set to discharge at not more than fifty (50) per cent above the maximum working pressure.

(b) An automatic by-pass valve of size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump, or into the storage tank as described in the preceding paragraph. The automatic by-pass valve shall be constructed as described in the preceding paragraph with

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the exception that the setting mechanism shall be so designed as to prevent the complete closing of the valve.]

(a) *Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve. The relief line shall be returned to storage tank or to supply line near pump. There shall be no shut-off valves in the relief line.*

(b) *All heaters shall be provided with a relief valve to prevent excessive oil pressure.*

(c) *Relief valves shall be set to discharge at not more than 1½ times the maximum working pressure of the system.*

Syphon Breaking Devices—Syphon breaking devices, where permitted, shall be constructed in such a manner that the admission of air at any point in the supply line will break the syphon. Where installed, such a device shall not be accepted until it has been effectively demonstrated in the presence of a representative of the Bureau of Fire Prevention.

Section 5. Fill Pipes.

(a) *Each tank shall be provided with a separate fill pipe which shall be carried below the discharge line in the tank or otherwise trapped to prevent escape of oil vapor. The fill pipe shall be made up with screwed or flanged fittings securely held in place and shall be oil tight. Each fill pipe shall be provided with a receiver terminal or fill box or casing provided with means for locking and located as remote as practicable from any building opening or subway grating. Where the fill box terminal is below the level of the top of the tanks, the fill pipe shall terminate at the top of the tank; a check valve and a gate valve shall be installed in the fill box terminal (at the tank).*

[(a) Each fuel oil tank shall be provided with a separate fill pipe. Fill pipes when installed near any building opening shall be as remote therefrom as practicable so as to prevent liability of flow of oil or vapor through building opening.

(b) The receiver terminal of each fill pipe shall be located in a tight metal box or casing provided with means for locking. The delivery terminal shall be connected through the top of the tank.

(c) The fill pipe shall be provided with a trap or seal or carried within four (4) inches of the lowest point in the tank.

(d) The fill pipe shall be made up with screwed or flanged fittings and shall be oil tight and securely held in place.]

Section 6. Vent Pipes.

(a) An open, galvanized or painted iron vent pipe without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter (1¼) inches in diameter.

(d) Vent pipes shall be provided with weather proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direc-

tion of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

Section 7. Return [Pipes] Line from Burners.

Return lines from burners, where [necessary shall be not less than the diameter of the supply line to the burner. Return lines shall be run as direct as possible, and shall be connected into the suction line near the pump or into the storage tank.] *used, shall not be smaller in diameter than the discharge outlet from the pump. They shall be connected into the supply line near the pump or into the storage tank without shut-off valve in the return line. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.*

Section 8. Heating Coils in Tanks.

All heating to reduce viscosity of Grade A fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

Rule 9. Valves and Control of Flow for Fuel Oil.

[Subdivision A. Grade A Fuel Oil.

(a) Control valves at the burners shall be of a substantial type, provided with a stuffing box of liberal size containing a removable cupped gland designed to compress the packing against the valve stem and so arranged as to facilitate removal. Valves shall be designed to close against the supply and to prevent withdrawal of the stems by continued operation of the hand-wheel. The use of packing which may be affected by oil or heat is prohibited.

(b) A shut-off valve shall be provided in discharge and suction lines near each pump; in discharge line from each tank as near the tank as practicable, and in branch lines near each burner.

Subdivision B. Grade B Fuel Oil.

(a) Readily accessible valves shall be provided near each burner and in the discharge line from each storage tank.

(b) A remote control for shutting off the supply of oil to the burners shall be provided.

(c) An automatic by-pass valve of a size equivalent to that of the discharge line shall be installed between each pump and the first discharge shut-off valve. The automatic by-pass valve shall discharge into the suction line near the pump or into the storage tank. The automatic by-pass valve shall be constructed of non-corrosive materials and so designed as to prevent the complete closing of the valve.]

(a) *In all installations a shut-off valve shall be provided at or on each burner. Where the top of the storage tank is located above the oil inlet connection to the burner a shut-off valve shall be provided in the supply line inside the building as near the tank as practicable.*

(b) *In systems where either steam or air is used for atomizing the oil, the oil and atomizing supply shall be interlocked so that in case of interruption of the atomizing supply, the oil will immediately be cut off.*

Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure

PUBLIC HEARING

This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

Rule 10. Oil Level Indicating Device for [Grade A] Fuel Oil.

[A test wall or gauging device shall be installed and so designed as to prevent the escape of oil or vapor within the building at any time. The top of the well when located outside of a building shall be sealed and kept locked when not in use.]

(a) Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of fuel oil or vapor. Test wells shall not be permitted in tanks located inside the building. Test wells when located outside the building shall be capped oil tight and kept closed when not in use.

Rule 11. Pumps for Fuel Oil.

[Subdivision A. Grade A Fuel Oil.]

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps, except as otherwise stated in these rules.

[Subdivision B. Grade B Fuel Oil.]

[(a)] (f) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secure against leaks.

(g) Where a pump is part of a burner unit and is used for atomizing purposes, an additional approved pump may be used without the disconnection of the unit.

[(b)] Pumps shall be of approved design as described in Rule 11A (a).]

Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In domestic installations the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.

Where an approved burner unit includes a pump as part of the unit, said pump or burner may be disconnected and used in conjunction with any other approved burner or pump.

A remote control shall be provided whereby the flow of oil to the burner can be stopped and such control shall be located either inside or outside the entrance to the room in which the burner is located and as close to such entrance as practicable.

Installations in which burners are located on different floors of a building and are supplied with oil from the same source, a remote control shall be provided on each floor on which burners are located. This remote control to be such that its operation will stop the flow of oil to all burners on that particular floor, and such control shall be located either inside or outside an accessible entrance to the floor or room containing the burners as close to the entrance as practicable.

The damper shall be so constructed that it cannot completely cut off the passage of the flue gases at any time.

Adequate ventilation at least equivalent to area of the smoke pipe at the point where it enters the flue shall be provided in all rooms in which burners are installed.

Rule 13. General Devices for [Grade A] Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) Thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and prominent positions in the oil supply pipe lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

Rule 15. Operation of Plant Other Than Domestic Installation Using [Grade A] Fuel Oil.

No fuel oil burning plant, other than domestic installations, shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

[This certificate of fitness will be required for all Grade A installations, and Grade B installations in dwellings for more than two families and in commercial plants. This requirement as to Grade A installations shall not apply to dwellings of less than three families equipped with Grade B installations using Grade A oil.]

Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil installation shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

Rule 17. Auxiliary Tanks for [Grade B] Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

(d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than the enclosure.

Rule 18. Pilot Light.

Automatic systems unless electrically ignited shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

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Rule 19. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device so installed may generate.

(b) No damper for closing of more than eighty (80) per cent of the effective area of the flue shall be permitted in a smoke pipe or flue.

Rule 20. Fire Protection [for Grade A and B oil in Domestic Installations] in dwellings, [occupied by not more than two families and in] old [law tenements occupied by three or more families in] and new law tenements, [and in] commercial and industrial plants.

(a) No combustible material shall be stored within ten (10) feet of a furnace door.

(b) In dwellings occupied exclusively by not more than two (2) families, any woodwork, wooden lath and plaster partition, or other combustible material within four (4) feet of the sides or back, or eight (8) feet from the front of the furnace or boiler shall be covered with approved fire retarding material and the ceiling, except it be of fireproof construction, and within two (2) feet of the top of the furnace or boiler, shall be protected with approved fire retarding material extending four (4) feet beyond the sides and back and eight (8) feet from the front of the furnace or boiler, except that when the top of furnace or boiler is within six (6) inches of a combustible ceiling the ceiling shall be protected with two layers of approved fire retarding material with one inch air space between layers, and any combustible ceiling, partition or other combustible material within nine (9) inches of any smoke pipe shall be covered with approved fire retarding material extending at least one (1) foot beyond each side of the smoke pipe. [In old law tenement houses occupied by three or more families the heating apparatus and oil burning device shall be located in an enclosure the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors and the ceiling of the enclosure, if not of fireproof construction, shall be protected with approved fire retarding material; said enclosure shall be ventilated to the outer air; all vertical openings leading to cellar shall be protected with fireproof material not less than four (4) inches in thickness with all openings therein protected with self-closing fireproof doors.]

(c) In old and new law tenement houses, [or in] commercial and industrial plants [the room or rooms in which the heating apparatus and oil burning device is installed shall be cut off from the rest of the building by fireproof partitions, ceilings and floors constructed of not less than eight (8) inches for brick, not less than six (6) inches for stone or cinder concrete, or hollow blocks of terra cotta, concrete or gypsum, and not less than four (4) inches for stone or cinder concrete if properly reinforced with steel, and such rooms shall have entrance from the street, court or yard only, and shall be ventilated to the outer air.] of non-fireproof construction the heating apparatus and oil burning device shall be located in an enclosure, the partitions of which shall be constructed of fireproof material not less than four (4) inches in thickness with any opening therein protected with self-closing fireproof door the sill of which shall be not less than twelve (12) inches above boiler room floor level; and the ceiling of the enclosure if not of fireproof construction shall be protected with approved fire retarding material, except that when the top of the furnace or boiler is within twelve (12) inches of a combustible ceiling,

the ceiling shall be protected with two (2) layers of approved fire retarding material with one (1) inch air space between layers, any vertical openings extending in the boiler room proper to be protected with self-closing fireproof doors and four (4) inch partition of approved fireproof material, said enclosure shall be ventilated to the outer air. Any smoke pipe within eighteen (18) inches of a combustible ceiling, partition, or other combustible material, the ceiling, partition, or other combustible material, shall be protected with approved fire retarding material extending at least one (1) foot beyond each side of the smoke pipe. All vertical openings in old law tenement houses shall be protected in cellar with fireproof material not less than four (4) inches in thickness with openings therein protected with self-closing fireproof doors.

(d) In new law tenement houses, commercial and industrial plants of fireproof construction the heating apparatus and oil burning device shall be located in an enclosure constructed of fireproof material not less than four (4) inches in thickness with any opening therein protected with self-closing fireproof door, said enclosure shall be ventilated to the outer air.

(e) Furnished room houses, boarding houses and non-housekeeping apartments, dormitories and day nurseries and similar occupancies with not more than ten (10) sleeping rooms, also convents, rectories, monasteries and churches, the fire protection shall be the same as that required for dwellings occupied exclusively by not more than two families.

(f) Dwellings occupied by not more than two (2) families and stores the occupancy of which is considered hazardous and requires a permit from the fire department, except stores for which a permit is required for the use and operation of soda water fountains, furnished room and boarding houses, non-housekeeping apartments, dormitories, day and night nurseries, with more than ten (10) sleeping rooms and similar occupancies, the fire protection shall be the same as that required for old law tenement houses.

[Approved fire retarding material shall be any material complying with the rules of the Board of Standards and Appeals for fire retarding of garages.]

(g) Near the furnace, and so located as to be convenient for use in emergency, there shall be provided a hand fire extinguisher of an approved type suitable for use on oil fires.

Rule 21. Systems Prohibited [Where Grade B Fuel Oil Is Used.]

The use of auxiliary tanks between pump and burner unit of the pressure type are prohibited. Systems, fed by gravity between the storage tank and the pump, or force systems, are prohibited. Pressure in storage tanks for the purpose of discharging oil are prohibited.

Rule 22. Use of [Grade A or Grade B] Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel oil in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner.

WILLIAM E. WALSH, Chairman.

WILLIAM I. O'GORMAN, Secretary.

PROGRESS REPORT

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Requests to rescind.....	4
Requests for extension of time.....	41
Requests for extension of permit.....	12
Requests for mechanical installations.....	0
Requests for approval of plans.....	28
Administrative requests.....	0
Requests for interpretation.....	5
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Disposed of.....	1507
Cases pending December 5, 1928.....	541

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Granted on condition.....	507
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Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	5
Requests withdrawn or dismissed.....	2
Total	1507

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS.

Room 1001, Municipal Building,
New York City.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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No. 51

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary.

EDWARD V. BARTON, Chief Clerk

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 1013, Municipal Building, Manhattan.

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

UNIVERSITY OF ILLINOIS

CALL OF CLERK'S CALENDAR

The *Clerk's Calendar* consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Tuesday, December 18, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Wednesday, December 26, 1928, at 2 o'clock.

The *Clerk's Calendar* is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

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The Trial Calendar.

Notices in Building Zone Cases.

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Minutes of Special Meeting, December 7, 1928, at 2 p. m.

Minutes of Regular Meeting, December 11, 1928, 10 a. m.

Minutes of Regular Meeting, December 11, 1928, 2 p. m.

Rules for Testing Wood.

Rules of Procedure.

Progress Report.

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DOCKET.

New Cases Filed up to December 12, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
947-28-S.....	F.D.....	1025-1027 Broadway, Bklyn., L. D. 43499
946-28-S.....	F.D.....	1057-1061 Third ave., Man., L. D. 43881
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943-28-S.....	F.D.....	145-151 Greene st., Man., L. D. 39613
942-28-A.....	F.D.....	783-791 Atlantic ave., Bklyn., L. C. 6582
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936-28-BZ.....	B.B.B....	2016-2028 Cortelyou rd., Bklyn., Applic. 20059-28
935-28-BZ.....	B.B.Q....	Northwest corner of Orville st. & Trotting Course lane, Glen- dale, Q., N. B. 3703-28
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H.D.....	Health Department
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B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
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CALL OF CLERK'S CALENDAR

TUESDAY, DECEMBER 18, 1928, AT 2 P. M.

Building Zone Cases.

530-28-BZ.
APPLICANT—McCoey & Conroy, for Gerardo Benvenuto,
owner.
PREMISES—6314-6322 Fort Hamilton avenue (Parkway),
northwest corner of 64th street, Brooklyn.
APPLICATION, under section 21 of the building zone
resolution,
TO PERMIT in a business district the erection and main-
tenance of a garage for the storage of more than
five (5) motor vehicles.

622-28-BZ.

APPLICANT—Bregman & Co., Inc., for Metry Holding
Corp., owner.

PREMISES—840-846 Barry street and 1141 Burnett place,
The Bronx.

APPLICATION, under section 21 of the building zone
resolution,

TO PERMIT in a business district the maintenance of a
factory building not in conformity with the pro-
visions of section 4 of the building zone resolution.

656-28-BZ.

APPLICANT—Emil Guterman, for Salvatore Esposito and
Frank Buoniconto, owners.

PREMISES—5913-5923 13th avenue and 1301-1311 60th
street, northeast corner, Brooklyn.

APPLICATION, under section 7e of the building zone
resolution,

TO PERMIT in a business district the erection and main-
tenance of a garage for the storage of more than
five (5) motor vehicles.

DECEMBER 18, 1928, 10 A. M.

Appeals from Administrative Orders.

527-28-A—212 East 23rd street, Manhattan.

566-28-A—429-435 East 23rd street, Manhattan.

365-28-A—50 West 57th street, Manhattan.

350-28-A—330 Rivington street, Manhattan.

465-28-A—850 ft. south of Goethal Bridge and 6,000 ft.
east of Arthur Kill, Borough of Richmond.

1426-24-A—2121-2129 Broadway and 227-229 West 74th
street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of stand-
ards and appeals of a public hearing under the provisions
of the building zone resolution, *Tuesday morning, December*
18, 1928, at 10 o'clock, in Room 1013, Municipal Building, on
the following matters:

CAL. NO. 45-28-BZ—Application, January 18, 1928, under
section 21 of the building zone resolu-
tion, of John J. Dunnigan, applicant,
on behalf of Marles Realty Corp.,
owner, to permit in a business district
the erection and maintenance of a garage
for the storage of more than five (5)
motor vehicles; premises 2871 Bailey
avenue, west side, 337.08 ft. south of
West 230th street, The Bronx.

CAL. NO. 664-28-BZ—Application, August 13, 1928, under sec-
tions 7c, 7e and 21 of the building
zone resolution, of William F. Doyle,
applicant, on behalf of Annie Silver-
man, owner, to permit in a business dis-
trict the erection and maintenance of a
garage for the storage of more than
five (5) motor vehicles; premises 636-
640 Gates avenue, Brooklyn.

CAL. NO. 455-28-BZ—Application, May 17, 1928, under sec-
tions 7g and 21 of the building zone
resolution, of Alfred J. Boulton, appli-
cant, on behalf of Abe Brody, owner, to
permit, partly in a business district and
partly in a residence district, the erec-
tion and maintenance of a garage for
the storage of more than five (5) motor
vehicles; premises 867-879 Gravesend
avenue, east side, 80 ft. south of Avenue
F, Brooklyn.

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CAL. NO. 601-28-BZ—Application, July 6, 1928, under sections 7c and 21 of the building zone resolution, of William Weintraub, applicant, on behalf of Max Schoenfeld, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 7716 Queens boulevard, Elmhurst, Borough of Queens.

CAL. NO. 665-28-BZ—Application, August 13, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of George H. Hochschwender, owner, to permit in a residence district the erection and maintenance of a business building for store occupancy; premises 2022-2034 Bedford avenue and 99-103 Clarkson avenue, northwest corner, Brooklyn.

CAL. NO. 608-28-BZ—Application, July 13, 1928, under section 21 of the building zone resolution, of I. H. Lee, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 366 Beryle avenue, southeast corner of Parkwood avenue, Princes Bay, Borough of Richmond.

CAL. NO. 547-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of F. Billotto, owner, to permit in a residence district the alteration and conversion of an existing dwelling to a business use (store) on the basement story; premises 3534 Holland avenue, east side, 59.32 ft. north of East 211th street, The Bronx.

CAL. NO. 615-28-BZ—Application, July 16, 1928, under section 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, on behalf of Francis J. Gaffney, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 581-591 Gravesend avenue, east side, 100 ft. south of Avenue C, Brooklyn.

CAL. NO. 616-28-BZ—Application, July 16, 1928, under sections 7a and 21 of the building zone resolution, of James Kearney, applicant, on behalf of Salvatore M. De Pasquale, owner, to permit in a residence district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles; premises 383 East 201st street, north side, 46.59 ft. east of Decatur avenue, The Bronx.

CAL. NO. 641-28-BZ—Application, July 27, 1928, under section 21 of the building zone resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Salvatore Ferraioli, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2713-2717 Harway avenue, Brooklyn.

CAL. NO. 661-28-BZ—Application, August 10, 1928, under section 21 of the building zone resolution,

of J. H. Springstead, applicant, on behalf of South Shore Securities Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Amboy road and Richmond avenue, Eltingville, Borough of Richmond.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 18, 1928, 2 P. M.

Petitions for Variations.

398-28-S—814-826 Eighth avenue and 246 West 50th street, Manhattan.

471-28-S—1000 Boulevard, Astoria, Borough of Queens.

681-28-S—1557-1561 Dean street, Brooklyn.

682-28-S—138 Prince street, Manhattan.

646-28-S—396 15th street, Brooklyn.

147-28-S—128-134 West 30th street, Manhattan.

289-28-S—146-150 West 34th street and 141-153 West 33rd street, Manhattan.

529-28-S—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.

420-28-S—68-72 Washington street and 44 West street, Manhattan.

1169-27-S—548-550 West 23rd street, Manhattan.

Appliance Submitted for Approval.

667-28-SA—Rexoil Domestic and Industrial Fuel Oil Burner, approval of.

CALL OF CLERK'S CALENDAR

WEDNESDAY, DECEMBER 26, 1928, AT 2 P. M.

Building Zone Cases.

370-28-BZ.

APPLICANT—John J. Buckley, Jr., for Leonard Construction Corp., owner.

PREMISES—213-225 86th street, north side, 100 ft. east of Ridge boulevard, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district and also in an "E" area district the erection and maintenance of an apartment house, planned and designed under the requirements of a "C" area and residence district.

371-28-BZ.

APPLICANT—John J. Buckley, Jr., for Leonard Construction Corp., owner.

PREMISES—214-230 85th street, south side, 100 ft. east of Ridge boulevard, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district and also in an "E" area district the erection and maintenance of an apartment house, planned and designed under the requirements of a "C" area and residence district.

413-28-BZ.

APPLICANT—Harry Urquhart, for Israel Goldowitz, owner.

PREMISES—Northwest corner of Woodhaven boulevard and Albert street, Ozone Park, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

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459-28-BZ.

APPLICANT—Joseph A. Walsh, for Complete Realty Corp., owner.

PREMISES—West side of White Plains road, 200 ft. south of Mace avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

579-28-BZ.

APPLICANT—Joseph Dosso, for Maria Dosso, owner.

PREMISES—Northwest corner of Van Nest avenue and East 180th street, The Bronx.

APPLICATION, under section 7b. of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

618-28-BZ.

APPLICANT—The New York Edison Co., owner.

PREMISES—123-125 East 83rd street, Manhattan.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of an electrical distributing station and also the omission of the required rear yard.

653-28-BZ.

APPLICANT—J. J. Gloster, for Ethel Samuels, owner.

PREMISES—Southeast corner of Hylan boulevard and Evans street, Grant City, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of nine (9) metal garages for the storage of nine (9) motor vehicles, also the installation of a gasoline service station.

676-28-BZ.

APPLICANT—Emil Guterman, for Rose Seligman, owner.

PREMISES—118-06 128th street and 127-20 Rockaway boulevard, southwest corner, South Ozone Park, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

694-28-BZ.

APPLICANT—Albert H. Stines, for Robert Herman, owner.

PREMISES—82 Queens boulevard and 87-18 Maurice avenue, northeast corner, Elmhurst, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

300-28-BZ.

APPLICANT—Edward F. Fox, for Tilles & Haves, Inc., owner.

PREMISES—109-57 to 109-65 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellaire, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

876-28-BZ.

APPLICANT—Charles B. Meyers and Leonard J. Obermeier, for Aktien Trading Corp., owner.

PREMISES—2465-2471 Broadway, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension to an existing business building.

896-28-BZ.

APPLICANT—Richard W. Lawrence, for Young Men's Christian Association of New York, owner.

PREMISES—350-358 West 34th street, 351-359 West 33rd street and 412 Ninth avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a one and one-half times height district the erection and maintenance of the street wall in excess of the height permitted under the building zone resolution.

258-28-BZ.

APPLICANT—Benjamin Antin, for Harmor Engineering Corp., owner.

PREMISES—West side of White Plains road, 52.67 ft. north of Waring avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

DECEMBER 26, 1928, 10 A. M.

Appeals from Administrative Orders.

132-28-A—151-157 33rd street, Brooklyn.

444-28-A—345-347 Broadway, Manhattan.

524-28-A—223-225 Waverly place, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, December 26, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 133-28-BZ—Application, February 10, 1928, under sections 7e and 21 of the building zone resolution, of 340 West 57th Street Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 229-235 East 85th street, Manhattan.

CAL. NO. 673-28-BZ—Application, August 16, 1928, under sections 7a, 7b and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of John P. Leo, owner, to permit in a residence district the extension and maintenance of a building to be used for business use; premises 477 West 150th street, Manhattan.

CAL. NO. 347-28-BZ—Application, April 14, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Samuel Koff, owner, to permit in a business district the erection and maintenance of a gasoline service

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station; premises 1293-1311 Gravesend avenue, northeast corner of Bay Parkway, Brooklyn.

CAL. NO. 574-28-BZ—Application, June 27, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Edward A. Schill, owner, to permit in a business district, extending from an unrestricted district, the change of occupancy from a garage to a garage, showroom, service station and a motor vehicle repair shop; premises 1339-1343 Jerome avenue, west side, 470 ft. south of West 170th street, The Bronx.

CAL. NO. 589-28-BZ—Application, July 2, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Rita Goldberg, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1014-1024 Brooklyn avenue, Brooklyn.

CAL. NO. 605-28-BZ—Application, July 11, 1928, under sections 7c and 21 of the building zone resolution, of William Weintraub, applicant, on behalf of Frank Morea, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Queens boulevard and Hillyer street, Elmhurst, Borough of Queens.

CAL. NO. 621-28-BZ—Application, July 17, 1928, under sections 7f and 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of Isaac Morganstein, owner, to permit in a business district the maintenance of an iron works for a temporary period; premises 1182 Sutter avenue, south side, 40 ft. west of Crystal street, Brooklyn.

CAL. NO. 650-28-BZ—Application, August 1, 1928, under section 7g of the building zone resolution, of William Holt, applicant and lessee, on behalf of Thomas Adikes, owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 144-08 to 144-18 91st avenue, south side, 133 ft. west of 146th street, Jamaica, Borough of Queens.

CAL. NO. 662-28-BZ—Application, August 10, 1928, under section 21 of the building zone resolution, of Allen & Mencacny, applicants, on behalf of Boom Construction Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of 72nd place and Grand avenue, Maspeth, Borough of Queens.

CAL. NO. 866-28-BZ—Application, November 13, 1928, under section 21 of the building zone resolution, of John J. Dorman, applicant, on behalf of City of New York, owner, to permit in a residence district and also in an "E" area district the erection and maintenance of a fire house, without a rear yard and less than ten (10) feet

from the street line, and also to occupy a greater per cent of the lot than permitted under the zone resolution; premises 27-12 to 27-16 Kearney street, west side, 100 ft. south of 27th avenue, East Elmhurst, Borough of Queens.

CAL. NO. 867-28-BZ—Application, November 13, 1928, under section 21 of the building zone resolution, of John J. Dorman, applicant, on behalf of City of New York, owner, to permit in a residence district and also within an "E" area district the erection and maintenance of a fire house, without a rear yard and less than ten (10) feet from the street line, also to construct an outer court less than five (5) feet in width and occupy a greater per cent of the lot than permitted under the zone resolution; premises 44-01 244th street, Douglaston, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 26, 1928, 2 P. M.

Petitions for Variations.

237-27-S—4109 16th avenue, Brooklyn.

873-28-S—216-224 East 42nd street, 223-247 East 41st street and 767-773 Second avenue, Manhattan.

284-28-S—118-122 Baxter street, Manhattan.

597-28-S—158-162 Varick street and 31-41 Van Dam street, Manhattan.

722-28-S—622-638 Ninth avenue, 355 West 44th street and 362 West 45th street, Manhattan.

CALL OF CLERK'S CALENDAR

WEDNESDAY, JANUARY 2, 1929, AT 2 P. M.

Building Zone Cases.

121-28-BZ.

APPLICANT—Ribman & Ribman, for Aida Holding Corp., owner.

PREMISES—Southeast corner of North Hempstead Turnpike and Fresh Meadow road, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

472-28-BZ.

APPLICANT—Charles D. Cords, for George A. Ostergren, owner.

PREMISES—547-555 92nd street, northwest corner of Gatling place, Brooklyn.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the installation of a gasoline service station.

492-28-BZ.

APPLICANT—A. F. Evans, for Elmer O'Donnell, owner. PREMISES—982-986 Flatbush avenue, southwest corner of Albemarle road, Brooklyn.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT in a residence district the use of a portion of the premises as a passageway for business delivery of goods.

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652-28-BZ.

APPLICANT—J. J. Gloster, for Ethel Samuels, owner.

PREMISES—West side of Hylan boulevard, 142 ft. north of Dongan Hills avenue, Dongan Hills, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

669-28-BZ.

APPLICANT—Becker & Levy, for Mrs. Max Goldenberg, owner.

PREMISES—1679 Monroe avenue and 279 East 173rd street, northwest corner, The Bronx.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the alteration and conversion of occupancy of three (3) one-car private garages to stores.

677-28-BZ.

APPLICANT—Schreiber, Collins, Myers & Buchter, for Ralston Realty Co., owner.

PREMISES—2191 Grand Concourse, west side, 102.96 ft. south of East 182nd street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of a building having stores in the first story and dwellings above.

685-28-BZ.

APPLICANT—John J. Dunnigan, for Saco Construction Corp., owner.

PREMISES—1453-1463 Cromwell avenue, west side, 518.78 ft. north of West 170th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

531-28-BZ.

APPLICANT—Michael E. Pellegrino, owner.

PREMISES—2898-2908 Ocean avenue, southwest corner of Avenue Y, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station and, also, a garage for the storage of more than five (5) motor vehicles.

JANUARY 2, 1929, 10 A. M.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, January 2, 1929, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 256-28-BZ—Application, March 23, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, substituted for Philip Steigman, on behalf of Leviathan Holding Co., Inc., owner, to permit in a residence district the alteration and change of occupancy of the first story of an apartment house from dwelling use to stores; premises 1601 University avenue, northwest corner of West 174th street, The Bronx.

CAL. NO. 575-28-BZ—Application, June 27, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Masonry Waterproofing Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 299-325 Herkimer street, Brooklyn.

CAL. NO. 1059-26-BZ—Application, December 30, 1926, reopened by the board on September 18, 1928, under section 21 of the building zone resolution, of The John C. Wandell Co., applicant, on behalf of Sara G. Thomas, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 153-10 to 153-16 Kissena road, northwest corner of West avenue, Flushing, Borough of Queens.

CAL. NO. 405-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution, of David L. Malbin, applicant, on behalf of Pasquale Sabbarese and Antonetta Sabbarese, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 387 Hawthorne street, Brooklyn.

CAL. NO. 1-28-BZ—Application, January 3, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Florence M. Steinberg, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises 3401 Kingsland avenue, northwest corner of Boston road, The Bronx.

CAL. NO. 316-28-BZ—Application, April 5, 1928, under sections 7a, 7e and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Salvatore Carvell, owner, to permit in a residence district the erection and maintenance of an extension and also the extension in height of an existing garage for the storage of more than five (5) motor vehicles within a business district; premises 815-821 Classon avenue, east side, 72 ft. 6 in. south of St. Johns place, and 536-544 St. Johns place, south side, 100 ft. east of Classon avenue, Brooklyn.

CAL. NO. 956-27-BZ—Application, August 26, 1927, under sections 7e and 21 of the building zone resolution, of Henry R. Mygatt, applicant, on behalf of Stanley Murray, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied); premises east side of Jerome avenue, 105.36 ft. north of East 172nd street, The Bronx.

CAL. NO. 223-28-BZ—Application, March 12, 1928, under sections 7g and 21 of the building zone resolution, of J. Gerald Shea, applicant, substituted for Emil Guterman, on behalf of Edward J. Foy, et al., owners, to permit in a business district the erection and maintenance of a garage

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for the storage of more than five (5) motor vehicles, also the installation of a gasoline service station (previously withdrawn); premises 329-53 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

CAL. NO. 630-28-BZ—Application, July 23, 1928, under section 21 of the building zone resolution, of Celler & Kraushaar, applicants, on behalf of Arseekay Syndicate, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Liberty avenue and 78th street, Woodhaven, Borough of Queens.

CAL. NO. 672-28-BZ—Application, August 15, 1928, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of William Zagarino, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of Van Wyck boulevard and Lincoln avenue, Jamaica, Borough of Queens.

CAL. NO. 150-28-BZ—Application, February 20, 1928, under section 21 of the building zone resolution, of William Lyman, applicant, substituted for William Farrell, on behalf of Bronx Architectural Iron Works, owner, to permit in a residence district the maintenance of the use and occupancy of an existing building for the manufacture of iron and steel work; premises 850 East 221st street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

JANUARY 2, 1929, 2 P. M.

Petition for Variation.

671-28-S—743 Fifth avenue, Manhattan.

JANUARY 8, 1929, 10 A. M.

Appeals from Administrative Orders.

412-28-A—1493-1501 Broadway, Manhattan.

576-28-A—628-642 Amboy street, northwest corner of East 98th street, Brooklyn.

580-28-A—1 East 57th street, northeast corner of Fifth avenue, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 8, 1929, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 294-28-BZ—Application, April 2, 1928, under section 21 of the building zone resolution, of Arthur M. Spiro and Joseph Spiro, applicants and owners, to permit in a business district the erection and maintenance of a coal yard and coal pockets; premises north side of Great Kills road, 111 ft. west of Amboy road, Great Kills, Borough of Richmond.

CAL. NO. 499-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Farlow Associates, Inc., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Undercliff avenue and West 175th street, The Bronx.

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 394-28-BZ—Application, April 23, 1928, under section 21 of the building zone resolution, of Harry B. Kelter, applicant, on behalf of Max Epstein, owner, to permit in a business district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 16221 Willets Point boulevard and 15-02 Utopia Parkway, southwest corner, Whitestone, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

JANUARY 15, 1929, 10 A. M.

Appeals from Administrative Orders.

609-28-A—1319 Metropolitan avenue, north side, 522 ft. east of Newtown Creek, Maspeth, Borough of Queens.

686-28-A—408-438 Fulton street, southeast corner of Galatin place, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 15, 1929, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 397-28-BZ—Application, April 25, 1928, under section 21 of the building zone resolution, of Mary E. Keller, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2684-2692 Coney Island avenue, northwest corner of Desmond court, Brooklyn.

CAL. NO. 485-28-BZ—Application, May 25, 1928, under sections 7e and 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, substituted for Cohen & Siegel, on behalf of Leon Naham, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3561-3567 White Plains road and 670 East 213th street, southwest corner, The Bronx.

CAL. NO. 534-28-BZ—Application, June 12, 1928, under sec-

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tion 21 of the building zone resolution, of William H. Bulkley, applicant, on behalf of Joseph A. Palma, owner, to permit in a business district the erection and maintenance of a garage for more than five (5) motor vehicles and a gasoline service station; premises 5869 Amboy road, north side, 550 ft. from Foster avenue, Princes Bay, Borough of Richmond.

CAL. NO. 558-28-BZ—Application, June 22, 1928, under sec-

tion 21 of the building zone resolution, of Philip Freshman, applicant, on behalf of Lilly Realty Co., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, a gasoline service station; premises 1664-1678 Eleventh avenue, northwest corner of Prospect avenue, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING.

FRIDAY MORNING, DECEMBER 7, 1928.

Present: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon.

APPEAL FROM ADMINISTRATIVE ORDER.

288-28-A.

APPELLANT—Joseph A. Cox, for Liberta H. Carter, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—176 Hicks street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Acting chairman read request to withdraw. Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh

BUILDING ZONE CASES.

397-28-BZ.

APPLICANT—Mary E. Keller, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2684-2692 Coney Island avenue, northwest corner of Desmond court, Brooklyn.

APPEARANCES—

For Applicant: James Blanchfield.

For Opposition: Harry M. Goodman, Julius F. Belfer and Marie Savigano.

ACTION OF BOARD—Laid over to January 15, 1929, at 10 a. m., on request of applicant's representative. Final disposition.

482-28-BZ.

APPLICANT—Herman Levine, for Julia E. Cameron, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a motor vehicle repair shop and garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—403-413 West 124th street, Manhattan.

APPEARANCES—

For Applicant: Herman Levine.

For Opposition: None.

ACTION OF BOARD—Laid over to December 11, 1928, at 10 a. m., for full vote of the board.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guilfoyle and Chief Kenlon

Negative: Acting Chairman Connell

Absent: Chairman Walsh

485-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, substituted for Cohen & Siegel, for Leon Naham, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3561-3567 White Plains road and 670 East 213th street, southwest corner, The Bronx.

APPEARANCES—

For Applicant: Aaron O. Weinberg.

For Opposition: Charles Korn and Harold Lee.

ACTION OF BOARD—Laid over to January 15, 1929, at 10 a. m., on request of applicant's representative for final disposition.

316-28-BZ.

APPLICANT—McCooley & Conroy, for Salvatore Carvell, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7a, 7e and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an extension and also the extension in height of an existing garage for the storage of more than five (5) motor vehicles within a business district.

PREMISES AFFECTED—815-821 Classon avenue, east side, 72 ft. 6 in. south of St. Johns place, and 536-544 St. Johns place, south side, 100 ft. east of Classon avenue, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: Morris Okoshken and Alfred C. McKensie.

ACTION OF BOARD—Laid over to January 2, 1929, at 10 a. m., on request of applicant for final disposition.

189-28-BZ.

APPLICANT—Henry J. Nurick, for Ideal Cleaners and Dyers, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 7a of the building zone resolution, to permit in a business district the erection

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tion and maintenance of an additional building upon the same lot now occupied in part by a dyeing establishment and to be used in connection with such establishment.

PREMISES AFFECTED—237-239 Nostrand avenue, east side, 25 ft. north of Kosciusko street, Brooklyn.

APPEARANCES—

For Applicant: Martin Silverstein.

For Opposition: Saul Hammer.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

414-28-BZ.

APPLICANT—McCooley & Conroy, for Sebastiano and Alfred Ragonesi, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1465-1475 Gravesend avenue, east side, 180 ft. north of Avenue M, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: Charles Beckinella.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

572-28-BZ.

APPLICANT—Abraham Maslanik, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—997-1005 Liberty avenue, northwest corner of Euclid avenue, Brooklyn.

APPEARANCES—

For Applicant: Martin Goldman.

For Opposition: Gustave Posner, Harry M. Goodman and Anna C. McCue.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

317-28-BZ.

APPLICANT—McCooley & Conroy, for Michel Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1901-1905 Neptune avenue, northwest corner of West 19th street, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(317-28-BZ)

WHEREAS, McCooley & Conroy, for Michel Holding Corp., owner, filed, April 5, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1901-1905 Neptune avenue, northwest corner of West 19th street, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 7, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Neptune avenue is in a business district, West 19th street is in both an unrestricted and business district and West 20th street is in both an unrestricted and residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 23, 1928 (re App. No. 3738-28), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4 (a), Subdivision 46.

"The installation of a gasoline service station in a business district.";

and

WHEREAS, it is proposed to erect a non-fireproof office, 12 ft. by 12 ft., bury three 550-gallon tanks and erect six pumps for the purpose of conducting a gasoline service station within a business district on a plot of ground 100 ft. by 118 ft. 9¾ in.; and

WHEREAS, the board deemed that the applicant was entitled to relief under section 21 of the building zone resolution on the grounds of practical difficulty and unnecessary hardship because of existing conditions in the same street, front and rear.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that there shall be built on the northerly and westerly lines a masonry wall 10 ft. high, and on the building lines of West 19th street and Neptune avenue a concrete curb not less than 12 in. in height, with two openings on each street front, not more than 10 ft. wide; that all pumps shall be located at least 10 ft. back of the building line; that the two walls on the northerly and westerly sides shall be faced with white enamel brick on the inside and on the top with artificial stone or terra cotta, raked back 10 ft. from the concrete curb to be erected on building line to height of wall; that there shall be no gasoline service permitted outside of the building line; that any grease racks shall be confined to the northwest corner of the property; that there shall be erected on this property on the northerly end center an office for the use of the owner and occupant of the premises, 12 ft. by 12 ft., with a Spanish tile or slate roof, brick walls with artificial stone or terra cotta trimmings; that all necessary permits shall be obtained within six months and the work completed within one year from the date of this action.

767-28-BZ.

APPLICANT—William F. Doyle, for Harriet Bailey, owner.

SUBJECT—Application (re decisions of the fire commissioner and superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—279-285 East 233rd street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: A. J. Ward.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

MINUTES

Negative 0
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(767-28-BZ)

WHEREAS, William F. Doyle, for Harriet Bailey, owner, filed, October 4, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 279-285 East 233rd street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 11, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 233rd street is in a residence, unrestricted and business district, East 234th street is in a business district and Katonah avenue is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered September 28, 1928 (Plan No. 2439-28), reads:

"1. A gasoline service station at the above location, which is a business district, may not be permitted. Appeal may be taken to the Board of Standards and Appeals. Sec. 4, Building Zone Res.";

and

WHEREAS, the decision of the superintendent of buildings, rendered November 24, 1928 (re App. N. B. 2263-28), reads:

"1. Erection of building and maintenance of premises for gasoline service station in business district is contrary to provisions of the Building Zone Resolution.";

and

WHEREAS, it is proposed to erect a two-story frame building, with office and store on first story and a living apartment on second story; to bury four 550-gallon tanks, erect six pumps and grease racks for the purpose of conducting a gasoline service station within a business district on an irregular plot with a frontage of 79.78 ft. and a depth of 97 ft. and 83.38 ft.; and

WHEREAS, applicant has filed 80 per cent consents of the owners in the area affected and fixed by the board; and

WHEREAS, the board deemed that applicant was entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution and that the application be and it hereby is *granted on condition* that on the rear and side building lines shall be erected a masonry wall, not less than 10 ft. in height, faced on the inside with white enamel brick, coped with terra cotta or natural stone coping; that on the building line at street front there shall be erected a concrete curb, not less than 12 in. in height, with two openings not more than 10 ft. wide each; that the walls on the westerly and easterly lot lines shall be racked back 10 ft. from the concrete curb to the height of the proposed wall; that there shall be erected on the property a two-story building, 25 ft. by 32 ft., approximately, in area, located within 10 ft. of the rear lot line; said building to be of attractive design and built of terra cotta blocks or face brick with Spanish tiled roof, in which building shall be located an office and salesroom on the ground floor with dwelling apartments above on the second floor; that all pumps shall be located 10 ft. inside the street building line; that any advertising displayed shall be restricted to the illuminated glass globes on the gasoline pumps erected on the premises; that there shall be no grease racks or crankcase racks permitted on this piece of property; that there shall be no sale of gasoline permitted outside the building line on the street front; that all permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action, and that a return of drawings shall be submitted to this board for approval before submission to the superintendent of buildings.

Adjourned 12.30 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING.

FRIDAY AFTERNOON, DECEMBER 7, 1928.

Present: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon.

BUILDING ZONE CASES.

347-28-BZ.

APPLICANT—McCooley & Conroy, for Samuel Koff, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1293-1311 Gravesend avenue, northeast corner of Bay Parkway, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: None.

ACTION OF BOARD—Laid over to December 26, 1928, at 10 a. m., pending inspection and report by a committee of the board.

574-28-BZ.

APPLICANT—John J. Dunnigan, for Edward A. Schill, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district, extending from an unrestricted district, the change of occupancy from a garage to a garage, showroom, service station and a motor vehicle repair shop.

PREMISES AFFECTED—1339-1343 Jerome avenue, west side, 470 ft. south of West 170th street, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: Harold Lee.

ACTION OF BOARD—Laid over to December 26, 1928, at 10 a. m., on request of applicant's representative.

589-28-BZ.

APPLICANT—William F. Doyle, for Rita Goldberg, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1014-1024 Brooklyn avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

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ACTION OF BOARD—Laid over to December 26, 1928, at 10 a. m., in order that applicant may obtain consents.

956-27-BZ.

APPLICANT—Henry R. Mygatt, for Stanley Murray, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied).

PREMISES AFFECTED—East side of Jerome avenue, 105.36 ft. north of East 172nd street, The Bronx.

APPEARANCES—

For Applicant: Frederick J. Flynn.

For Opposition: William J. Vitale.

ACTION OF BOARD—Laid over to January 2, 1929, at 10 a. m., on request of attorney for opposition; applicant concurring.

223-28-BZ.

APPLICANT—J. Gerald Shea, substituted for Emil Guter-
man, for Edward J. Foy, owner.

SUBJECT—Application (re decision of the fire commis-
sioner) under section 21 of the building zone
resolution, to permit in a business district the
erection and maintenance of a gasoline service
station.

PREMISES AFFECTED—329-353 Skillman avenue, north
side, 11 ft. east of Lowery street, Long Island
City, Borough of Queens.

APPEARANCES—

For Applicant: John McQuade.

For Opposition: None.

ACTION OF BOARD—Laid over to January 2, 1929, at
10 a. m.

451-28-BZ.

APPLICANT—William F. Doyle, for Alexander Ginsburg,
owner.

SUBJECT—Application (re decision of the fire commis-
sioner) under section 21 of the building zone resolu-
tion, to permit in a business district the erection
and maintenance of a garage for the storage of
more than five (5) motor vehicles.

PREMISES AFFECTED—1969-1979 Cropsey avenue and
8796-8818 20th avenue, northwest corner, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Murray M. Cowen.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guil-
foyle 2

Negative: Acting Chairman Connell and Chief
Kenlon 2

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(451-28-BZ)

WHEREAS, William F. Doyle, for Alexander Ginsburg,
owner, filed, May 10, 1928, an application, under the building
zone resolution, to permit in a business district the erec-
tion and maintenance of a garage for the storage of more
than five motor vehicles; premises 1969 Cropsey avenue and
8796-8818 20th avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application
by the board of standards and appeals, at its special meeting,
Friday, December 7, 1928, after due notice by publication in
the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the build-
ing zone resolution show that Cropsey avenue is in a busi-
ness district, 20th avenue is in a business district and Bath
avenue is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered
May 11, 1928 (re 1302-28), reads:

"1. Proposed garage for more than five cars at this
location which is in a business zone may not be per-
mitted. Bldg. Zone Resolution, Sec. 4.";

and

WHEREAS, the proposed building is to be of non-fireproof
construction, two stories in height, with a frontage of 200
ft. on 20th avenue and 87 ft. 10½ in. on Cropsey avenue;
to be occupied as a garage for the storage of more than
five motor vehicles; and

WHEREAS, the board deemed that applicant did not sub-
stantiate his basis of appeal brought under section 21 of
the building zone resolution.

Resolved, that the decision of the fire commissioner be
and it hereby is affirmed, and the application be and it hereby
is denied.

160-28-BZ.

APPLICANT—Edward J. Bausch, for Feinborough Homes,
Inc., owner.

SUBJECT—Application (re decision of the fire commis-
sioner) under section 21 of the building zone
resolution, to permit in a business district the
erection and maintenance of a gasoline service
station.

PREMISES AFFECTED—Northwest corner of Margaret
place (Trotting Course lane) and 82nd avenue
(Olivia place), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Jacob E. Bausch.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Holland and Guil-
foyle 2

Negative: Acting Chairman Connell and Chief
Kenlon 2

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(160-28-BZ)

WHEREAS, Edward J. Bausch, for Feinborough Homes,
Inc., owner, filed, February 24, 1928, an application, under
the building zone resolution, to permit in a business dis-
trict the erection and maintenance of a gasoline service sta-
tion; premises northwest corner of Margaret place (Trot-
ting Course lane) and 82nd avenue (Olivia place), Glen-
dale, Borough of Queens; and

WHEREAS, a public hearing was held on this application
by the board of standards and appeals, at its special meet-
ing, December 7, 1928, after due notice by publication in the
Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the build-
ing zone resolution show that Margaret place (Trotting
Course lane) is in a business and unrestricted district, 82nd
avenue (Olivia place) is in a business and unrestricted
district and Woodhaven boulevard is in a business dis-
trict; and

WHEREAS, the decision of the fire commissioner, rendered
December 31, 1927 (re Plan No. 4399-27), reads.

"1. A gasoline service station may not be permitted
in a business district.";

and

WHEREAS, it is proposed to erect an office, 18 ft. by 38
ft., bury sixteen 550-gallon tanks and erect twelve pumps
for the purpose of conducting a gasoline service station
within a business district on a plot of ground 100.49 ft. by
153.87 ft., irregular; and

WHEREAS, the board deemed that applicant did not sub-
stantiate his basis of appeal brought under section 21 of the
building zone resolution.

Resolved, that the decision of the fire commissioner be and
it hereby is affirmed, and the application be and it hereby is
denied.

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567-28-BZ.

APPLICANT—James W. Byrnes, for John D'Antuono, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the alteration, extension and change of occupancy from a garage for five (5) motor vehicles to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—969-971 Fourth avenue, Brooklyn.

APPEARANCES—

For Applicant: James W. Byrnes.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(567-28-BZ)

WHEREAS, James W. Byrnes, for John De Antuono, owner, filed, June 25, 1928, an application, under the building zone resolution, to permit in a business district the alteration, extension and change of occupancy from a garage for five motor vehicles to a garage for the storage of more than five motor vehicles; premises 969-971 Fourth avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, Friday, December 7, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Fourth avenue is in a business district, 37th street is in an unrestricted and business district and 38th street is in an unrestricted and business district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 15, 1928 (re Applic. No. 9637-28), reads:

"Proposition as to extending present occupancy from 5 car garage to public garage for more than 5 cars—contrary to Zone Resolution, Art. 2, Section 4a, par 15.

"Therefor application denied for extending occupancy of a prohibited use in a business district.";

and
WHEREAS, the existing building is of non-fireproof construction, one story in height, with a frontage of 50 ft. and a depth of 18 ft.; occupied as a garage for the storage of five motor vehicles; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deems that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

203-28-BZ.

APPLICANT—William Koppe, for Tremune Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and conversion of occupancy of portion of an apartment building from dwelling to business use (stores).

PREMISES AFFECTED—1801 University avenue, northwest corner of Tremont avenue, The Bronx.

APPEARANCES—

For Applicant: William Koppe and John Ackerman.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Absent: Chairman Walsh..... 1

THE RESOLUTION—

(203-28-BZ)

WHEREAS, William Koppe, for Tremune Realty Corp., owner, filed, March 6, 1928, an application, under the building zone resolution, to permit in a residence district the alteration and conversion of occupancy of portion of an apartment building from dwelling to business use (stores); premises 1801 University avenue, northwest corner of Tremont avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, Friday, December 7, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that University avenue, west side, north of a point 100 ft. south of Tremont avenue, is in a residence district; University avenue, west side, south of a point 100 ft. south of Tremont avenue, is in a business district; University avenue, east side, north of a point 100 ft. south of Tremont avenue, is in a residence district; University avenue, east side, south of a point 100 ft. north of Tremont avenue, is in a business district; Tremont avenue, west of University avenue, is in a residence district, and Tremont avenue, east of University avenue, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered February 3, 1928 (re App. Alt. 50-1928), reads:

"Proposed alteration and conversion of portion of building in residence district to be occupied for business purposes is contrary to the provisions of the building zone resolution.";

and

WHEREAS, the existing building is of non-fireproof construction, five stories in height, with a frontage of 169 ft. and a depth of 90 ft., irregular; now occupied as an apartment house; it is proposed to alter the building by providing stores on the first story of both street fronts; and

WHEREAS, the board deems that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

AREA FIXED.

(534-28-BZ)

The chairman presented and read a communication from William H. Bulkley, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, a motor vehicle repair shop and also the installation of a gasoline service station; premises 5869 Amboy road, north side, Princes Bay, Borough of Richmond.

The following area was approved by the board:

Both sides of Amboy road from Peterson street to a point 200 ft. east of the premises in question.

Adjourned 3.45 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 11, 1928

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the regular meeting of the board, held on Tuesday morning, December 4, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, December 4, 1928, were approved as printed in Bulletin No. 50, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS

566-28-A.

APPELLANT—Thomas J. Donovan, for Andrews Laundry Service Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—429-35 East 23d street and 432-438 East 23d street, Manhattan.

APPEARANCES—

For Appellant: Thomas J. Donovan, Louis E. Fuller and Harry A. Gross.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Laid over to December 18th, 1928, at 10 a. m., on recommendation of Chief Kenlon, pending report of inspector of fire department and city chemist as to flash point of Varnoline.

609-28-A.

APPELLANT—Preferred Utilities Co., for Sylvestro Oil Co., owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—1319 Metropolitan avenue, north side, 522 feet east of Newtown creek, Maspeth, Borough of Queens.

APPEARANCES—

For Appellant: Frank Glanz.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to January 15th, 1929, at 10 a. m., on request of appellant's representative.

686-28-A.

APPELLANT—McCooey & Conroy, for Abraham & Straus, Inc., owner.

SUBJECT—Appeal from decision of superintendent of buildings.

PREMISES AFFECTED—408-438 Fulton street, south-east corner of Gallatin place, Brooklyn.

APPEARANCES—

For Appellant: R. S. Hardy and John H. McCooey, Jr.

ACTION OF BOARD—Laid over to January 15th, 1929, at 10 a. m., on request of appellant. Final disposition.

350-28-A.

APPELLANT—Croker Natl. Fire Prev. Eng. Co., for Maria J. Doscher, owner.

SUBJECT—Application for reopening—reconsideration, previously denied—re appeal from order of fire commissioner.

PREMISES AFFECTED—330 Rivington St., Manhattan.

APPEARANCES—

For Appellant: William H. Good.

ACTION OF BOARD—Appeal restored to Calendar and set for hearing December 18, 1928, at 10 a. m.

THE VOTE TO RESTORE TO CALENDAR—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

617-28-A.

APPELLANT—Ingersoll-Rand Company, for Watch Tower Bible and Tract Society, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—117-125 Adams street and 54-62 Prospect street, southeast corner, Brooklyn.

APPEARANCES—

For Appellant: Chester A. Adey, John R. Voorhees and W. L. Doyle.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative—Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(617-28-A)

WHEREAS, Ingersoll-Rand Co., for Watch Tower Bible and Tract Society, owner, filed, July 17, 1928, an appeal from a decision of the fire commissioner, affecting premises 117-125 Adams street and 54-62 Prospect street, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered November 1, 1927 (Plan No. 4607-26), reads:

"2. Use of 200 gallon auxiliary tank contrary to Grade A Fuel Oil Rules.";

and

WHEREAS, the building is fireproof, eight stories in height, 90 ft. by 97 ft. 6 in. in area; OCCUPIED: 1st story, garage, paper storage, engine room and boiler room, 2 persons; 2nd story, shipping, 6 persons; 3rd story, stock storage, 1 person; 4th story, bindery, 32 persons; 5th story, binding and mailing, 15 persons; 6th story, press room, 13 persons; 7th story, composition rooms, 16 persons; 8th story, offices, 50 persons; and

WHEREAS, appellant contends that the 200-gallon auxiliary tank for storage of Grade A fuel oil is used in conjunction with a Diesel engine operated power plant for generating electric power to be used in the building in question; that it contains a day's supply of oil and is necessary in the operation of the plant; and

WHEREAS, the use of the oil on these premises is restricted to the industrial operation of a Diesel engine, internal combustion design; and

WHEREAS, the fuel oil rules are not applicable.

Resolved, that the decision of the fire commissioner be and it hereby is modified, and the appeal be and it hereby is granted on condition that all auxiliary fire-fighting equipment, as required by the fire commissioner, shall be installed and maintained.

587-28-A.

APPELLANT—J. Burmeister, for Lazarus Fried & Sons, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—423-435 East 56th street, Manhattan.

APPEARANCES—

For Appellant: J. Burmeister.

For Administration—Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(587-28-A)

WHEREAS, J. Burmeister, for Lazarus Fried and Sons, Inc., owner, filed, June 29, 1928, an appeal from an order

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of the fire commissioner, affecting premises 423-435 East 56th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 18, 1928 (Order No. 37385-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the building is of reinforced concrete construction, five stories (60 ft.) in height, 139 ft. by 77 ft. 8¾ in., irregular, about 11,000 sq. ft. floor area; OCCUPIED for the manufacture of leather belting: cellar, boiler room, 3 persons; 1st story, shipping, 8 persons; 2nd story, offices, 14 persons; 3rd, 4th and 5th stories, leather working, 16, 10 and 14 persons, respectively; and

WHEREAS, the applicant claims that the building is equipped with a sprinkler system fed by two 6,000-gallon pressure tanks and a 15,000-gallon gravity tank; that the floor area of the second and fourth stories are divided by a 6-inch terra cotta block partition, all openings protected with fireproof doors and windows; that there are five fire hydrants within 200 ft. from the building; furthermore, the appellant contends that the occupancy is small, non-hazardous and the exits adequate; and

WHEREAS, the order is predicated on the requirements as to the area only; and

WHEREAS, the building is of reinforced fireproof concrete construction throughout.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the premises shall be equipped with an approved two-source wet sprinkler system with central office connection; that the building shall be not increased in height or area, and that the occupancy and use remain unchanged.

817-28-A.

APPELLANT—Brooklyn Ash Removal Company, Inc. owner.

SUBJECT—Appeal from decision of the fire commissioner. PREMISES AFFECTED—490-538 Hamilton avenue, Brooklyn.

APPEARANCES—

For Appellant: Philip S. Hill and Earl L. Collins.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION:

(817-28-A)

WHEREAS, Brooklyn Ash Removal Co. filed, October 25, 1928, an appeal from a decision of the fire commissioner, affecting premises 490-538 Hamilton avenue, Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, rendered September 22, 1928 (No. 2692-28), reads:

"1. Plans indicate that building exceeds 40' in height and 20,000 square feet in area, a Standard Wet System must be provided. Rule 9A and 10A.";

and

WHEREAS, the proposed building is of reinforced concrete construction, two and three stories (40 to 60 ft.) in height, 121 ft. 9 in. by 307 ft. to 483 ft., irregular; about 32,000 sq. ft. in area; OCCUPIED as a garbage incinerator

and ash removal plant: 1st story, furnace rooms, 9 persons; 2nd story, reclaiming floor, 25 persons; 3rd story, dumping floor, 6 persons; and

WHEREAS, in lieu of installing a regulation standpipe system and gravity tank, the applicant proposes to omit the gravity tank and install the standpipe system fed through a 6-inch connection to the 12-inch city water main of 55 pounds pressure per square inch; also a second source of supply from wells located on the premises in question, provided with electrically-driven pumps of 1,000 gallons per minute at 100 pounds pressure; a gate valve will be placed in the supply line from the wells, and a check valve will be placed in the 6-inch supply from the city main on the street side of the connection from the wells, so that when the pumps are in operation the check will close on the supply from city main and the water pressure increased to 100 pounds for fire fighting; furthermore, the appellant proposes, in addition to the above standpipe system, to install an approved sprinkler system.

Resolved, that the decision of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that there shall be installed a standpipe equipment with not less than a 6-inch connection to the city main, and as a second source of supply, from wells located on the premises; that the system shall be provided with electrically-driven pumps of not less than 1,000 gallons per minute; that a gate valve shall be placed in the supply line between the city service and the well supply; that the approval of the water department shall be obtained before connecting the well system and the city water service on the same pipes; that the premises shall be maintained substantially unchanged, and that the requirements of the standpipe rules otherwise shall be complied with in all other respects.

679-28-A.

APPELLANT—G. B. Seeley's Son, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—329-331 West 15th street, Manhattan.

APPEARANCES—

For Appellant: Horace A. Woodward.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(679-28-A)

WHEREAS, G. B. Seeley's Son, Inc., owner, filed, August 30, 1928, an appeal from an order of the fire commissioner, affecting premises 329-331 West 15th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated July 13, 1928, reads:

"1. Provide a room or compartment in which to keep and use liquified chlorine; such room shall be

"(b) Located on the ground floor, and

"(c) Easily accessible from the street or yard as per Sec. 214-A-4-C.";

and

WHEREAS, the building in question, the westerly one of a group comprising the plant of G. B. Seeley, Inc., manufacturers of carbonated waters, is fireproof, five stories in height, 50 ft. by 150 ft. 8 in., irregular, in area; OCCUPIED: basement, boiler room and water distillation plant, 3 persons; 1st story, stock room and storage of more than five motor vehicles, 5 persons; 2nd story, bottling room, 15 persons; 3rd story, bottle washing, syrup room and room for storage of chlorine and chlorinator, 5 persons; 4th story, stock room, 2 persons; 5th story, stock room, 3 persons; and

MINUTES

WHEREAS, appellant contends that the one cylinder (20 pounds) of chlorine is immersed in water; leaving the cylinder the gas goes to a chlorinator (fixed on the wall 3 ft. from the cylinder) where it is dissolved in water and flows to the supply tank of a pump in the basement where it is again diluted with water and pumped to a tank on the roof, from where it is piped to bottle rinsers; appellant contends, further, that the chlorine is stored in a fireproof room (vented to the outer air) on the third story; that there is no safe place for storage on the first story and that owing to the precautions taken, there is no hazard.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that not more than one cylinder of chlorine shall be maintained on the premises at any one time, confined to the third story, the cylinder to be immersed in water connected with chlorinator fixed to the wall in the same room dissolving same in water with a flow to supply tank of pump in the basement where it shall again be diluted with water and lifted to a tank on the roof, the chlorine cylinder to be stored and maintained in a fireproof room, third story, ventilated by a mechanical fan and duct to the outer air above the roof level, and that the switch control in the operation of the fan shall be located in the open room outside the chlorine tank storage.

24-28-A.

APPELLANT—Wells & Newton Co., Inc., for Waldorf-Astoria, Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—2-12 West 34th St., Manhattan.

APPEARANCES—

For Appellant: Charles Murphy.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION:

(24-28-A)

WHEREAS, Wells & Newton Co., Inc., for the Waldorf Astoria, Inc., owner, filed, January 12, 1928, an appeal from an order of the fire commissioner, affecting premises 2-12 West 34th street, 1-19 West 33rd street and 338-350 Fifth avenue, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 6, 1925 (Order No. 75080-F), reads:

"2. Provide an approved intermediate tank or pressure reducing valve for standpipe system. Section 20, Chapter 12, Code of Ordinances.";

and

WHEREAS, the building is fireproof, eighteen stories in height, 226 ft. 6 in. in height, 348 ft. by 198 ft. in area; OCCUPIED as a hotel: cellar, engine room and kitchen, 60 persons; 1st story, offices, 40 persons; 2nd story, meeting rooms, 25 persons; 3rd to 16th stories, inclusive, guest bedrooms, 50 persons per story; 17th story, servants, 25 persons; 18th story, machine room, 5 persons; EQUIPPED with a standpipe system, consisting of eight risers, a 5,000-gallon tank on the roof for house and standpipe service, being located 20 ft. above the roof, and necessary siamese connections and hose outlet valves on each story; and

WHEREAS, appellant proposes to provide at the hose outlets on each story a pressure-reducing valve which will reduce the pressure to 50 or 60 pounds or less; and

WHEREAS, the appellant contends that the standpipes conform to the requirements of rule 44 of the standpipe rules and that they are an existing installation; and

WHEREAS, the case was withdrawn at the meeting held on June 5, 1928, and reopened by the vote of the board on November 20, 1928; and

WHEREAS, the razing and demolition of the building is contemplated discontinuing the present hotel occupancy; and

WHEREAS, the present standpipe system is equipped with standard angle globe valves installed prior to the adoption of any standpipe rules by the fire department or board of standards and appeals, and that the standpipe system is under the supervision and operation of a privately maintained fire-fighting brigade in this building.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the pressure reducing valve item of the order, *on condition* that there shall be installed below each hose outlet where the static pressure exceeds 50 pounds, secured to the standpipes, a cast iron plate with raised letters 1/2 inch high directing the use and operation of valves by the fire brigade or uniformed fire-fighting force, reading: "High pressure for fire department and hotel fire brigade use only," and that the equipment otherwise shall comply with the rules for existing buildings.

BUILDING ZONE CASES.

294-28-BZ.

APPLICANT—Arthur M. Spiro and Joseph Spiro, owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a coal yard and coal pockets.

PREMISES AFFECTED—North side of Great Kills road, 111 feet West of Amboy road, Great Kills, Richmond.

APPEARANCES—

For Applicant: Kermit F. Kip.

For Opposition: L. W. Whittecomb.

ACTION OF BOARD—Laid over to January 8th, 1929, at 10 a. m., on request of applicant's representative.

387-28-BZ.

APPLICANT—Julius Eckman, for Stollkester Holding Co., owner.

SUBJECT—Application (re decision of fire commissioner) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1445-1455 East 29th street, Brooklyn.

APPEARANCES—

For Applicant: Julius Eckman.

For Opposition: Alderman Thomas J. Cox.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW:

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

386-28-BZ.

APPLICANT—Julius Eckman, for Jack M. Hoffman, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—West side of Flatbush avenue, 120 feet south of Avenue "R," Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Julius Eckman.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT:

Affirmative 0

Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle and Chief

Kenlon 5

Absent 0

THE RESOLUTION:

(386-28-BZ)

WHEREAS, Julius Eckmann, for Jack M. Hoffman, owner, filed, April 24, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises west side of Flatbush avenue, 120 ft. south of Avenue R, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 11, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Flatbush avenue is in a business district, Avenue R is in a residence district and Hendrickson avenue is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered March 23, 1928 (re Plan No. 685-28), reads:

"1. A gasoline service station in the above location which is a business district may not be permitted. Appeal may be taken to the Board of Standards and Appeals. Sec. 4-6, Building Zone Resolution.";

and

WHEREAS, it is proposed to erect a non-fireproof office, 15 ft. by 12 ft., bury five 550-gallon tanks and erect five pumps upon a lot 60 ft. by 100 ft. for the purpose of conducting a gasoline service station within a business district; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the fire commissioner be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

647-28-BZ.

APPLICANT—William F. Doyle, for Golran Realty Corp., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—376 East 184th street, west side of East 184th street, 356.49 ft. southeast of Tiebout avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: David B. Goodman.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT:

Affirmative 0

Negative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon 1

THE RESOLUTION:

(647-28-BZ)

WHEREAS, William F. Doyle, for Golran Realty Corp., owner, filed, July 31, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 376 East 184th street, west side, 356.49 ft. south of Tiebout avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting,

December 11, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East 184th street and Webster avenue are both in a business district and Marion avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered November 24, 1928, reads:

"2. Erection of garage for storage of more than five motor vehicles in business district is contrary to provisions of Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 175.77 ft. and a depth of 94.47 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

481-28-BZ.

APPLICANT—Joseph A. Walsh, for Inwood Heights Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed business building.

PREMISES AFFECTED—4728-4734 Broadway, southeast corner of Thayer street, Manhattan.

APPEARANCES—

For Applicant: Joseph A. Walsh.

For Opposition: Harry Schapiro, A. L. Geilich,
Harry Rodwin, David B. Goodman.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT:

Affirmative: Chairman Walsh, Commissioner
Holland 2

Negative: Commissioners Connell and Guilfoyle 2

Absent: Chief Kenlon 1

THE RESOLUTION:

(481-28-BZ)

WHEREAS, Joseph A. Walsh, for Inwood Heights Corp., owner, filed, May 24, 1928, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed business building; premises 4728-4734 Broadway, southeast corner of Thayer street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 11, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Broadway and Sherman avenue are both in a business district; Thayer street, from a point 100 ft. east of Broadway to a point 100 ft. west of Sherman avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 18, 1928 (re N. B. 294-1928), reads:

"1. The construction of a business building extending into a residence district is contrary to Sec. 3 of the Building Zone Resolution.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, three stories in height, with a frontage of 91 ft. 1½ in. on Broadway and 150 ft. on Thayer street; to be occupied as a business building; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

MINUTES

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

604-28-BZ.

APPLICANT—McCooley and Conroy, for Mosca Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—5001-5027 Kings Highway, southwest corner of Glenwood road, Brooklyn.

APPEARANCES—

For Applicant: John H. McCooley, Jr.

For Opposition: Michael Giller and Morton Abraham.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT:

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon	1

THE RESOLUTION:

(604-28-BZ)

WHEREAS, McCooley & Conroy, for Mosca Realty Corp., owner, filed, July 10, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 5001-5027 Kings Highway, southwest corner of Glenwood road, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 11, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Kings Highway, north side, is in a business district; Kings Highway, south side, is in a residence district; Glenwood road, from Kings Highway to a point 100 ft. west of Utica avenue, is in a business district; Glenwood road, west of a point 100 ft. west of Utica avenue, is in an unrestricted district; Utica avenue, from Kings Highway to a point 100 ft. north of Glenwood road, is in a business district, and Utica avenue, north of a point 100 ft. north of Glenwood road, is in an unrestricted district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 7, 1928 (re Applic. No. 9036-1928), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4, a, Subdivision 46.

"The installation of a gasoline service station in a business district.";

and

WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 227 ft. on Kings Highway, 176 ft. 3½ in. on Utica avenue and 143 ft. on Glenwood road, upon which it is proposed to erect a small one-story office and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant did not substantiate his basis of appeal brought under section 21 of the building zone resolution.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

628-28-BZ.

APPLICANT—Philip J. Sinnott, for Patrick Haugely, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building for store occupancy.

PREMISES AFFECTED—Southwest corner of Nelson avenue and Macombs road, The Bronx.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: Saul H. Sleppin, M. Nathan, Harold Fenster and William B. Le Vine.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(628-28-BZ)

WHEREAS, Philip J. Sinnott, for Patrick Haugely, owner, filed, July 20, 1928, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a business building for store occupancy; premises southwest corner of Nelson avenue and Macombs road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 11, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Nelson avenue and West 175th street are both in residence districts and Macombs road is in a residence and business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 16, 1928 (re App. No. 1458-28), reads:

"1. Erection of a building in a residential zone for business use is contrary to the provisions of the Building Zone Resolution.";

and

WHEREAS, the building is to be of non-fireproof construction, one story in height, with a frontage of 150 ft. on Nelson avenue, 150 ft. on Macombs road and 106.82 ft. in width at rear; to be occupied as a business building for store occupancy; and

WHEREAS, the plot under appeal is triangular in shape, facing existing business use on both street fronts opposite, and the board deems that denial of relief would be arbitrary discrimination and would constitute unnecessary hardship within the meaning of section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the first story, street grade, of this property, permitting business use as retail mercantile store use, *on condition* that any building erected thereon, in excess of one story, shall be restricted to conforming residential use and operation above the first story; that there shall be no roof signs erected; that any advertising sign display shall be restricted to the plate glass show windows on the first story street front, or flat wall signs on frieze of store front; that no merchandise shall be displayed, exposed or maintained outside the building line of this property; that all permits required shall be obtained within six months and the work involved completed within one year from the date of this action.

482-28-BZ.

APPLICANT—Herman Levine for Julia Cameron, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a motor vehicle repair shop and garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—403-413 West 124th street, Manhattan.

APPEARANCES—

For Applicant: Herman Levine.

For Opposition: None.

MINUTES

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Holland and Guilfoyle and Chief Kenlon.. 4
Negative: Commissioner Connell..... 1
Absent 0

THE RESOLUTION—

(482-28-BZ)

WHEREAS, Herman Levine, for Julia Cameron, owner, filed, May 24, 1928, an application, under the building zone resolution, to permit, partly in a residence district and partly in a business district, the maintenance of a motor vehicle repair shop and garage for the storage of more than five motor vehicles; premises 403-413 West 124th street, Borough of Manhattan; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 11, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that West 124th street, north side, west of a point 100 ft. west of Morningside avenue, is in a residence district; West 124th street, north side, east of a point 100 ft. west of Morningside avenue, is in a business district; West 124th street, south side, west of the westerly line of Morningside avenue, is in a residence district; West 124th street, south side, east of the easterly line of Morningside avenue, is in a business district; Hancock place is in a business district; LaSalle street is in a business district, and Amsterdam avenue is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 23, 1928 (re Applic. No. 35-1928), reads:

"1. Public garage and motor vehicle repair shop partly in a business district and partly in a residential district contrary to zoning resolution."

and

WHEREAS, the existing building is of non-fireproof construction, two stories in height, with a frontage of 175 ft. and a depth of 100 ft. 11 in.; to be occupied as a motor vehicle repair shop and garage for the storage of more than five motor vehicles; and

WHEREAS, the applicant has substantiated his basis of appeal under section 7g in that he has filed over 82 per cent consents with this board, affecting practically all the property on West 124th street, Morningside avenue and Amsterdam avenue; and

WHEREAS, the board deemed that he was entitled to relief under section 21 of the building zone resolution on the grounds of unnecessary hardship and practical difficulty.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be erected of fireproof construction throughout, equipped with an approved sprinkler system and restricted in size, area and dimensions to plans of record filed with this appeal; that all necessary permits shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

657-28-BZ.

APPLICANT—Albert Conway, for Second Mortgage Securities Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed business building.

PREMISES AFFECTED—1106-1118 Eastern Parkway, south side, 45 ft. west of Utica avenue, Brooklyn.

APPEARANCES—

For Applicant: Albert Conway.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(657-28-BZ)

WHEREAS, Albert Conway, for Second Mortgage Securities Corp., owner, filed, August 7, 1928, an application, under the building zone resolution, to permit the extension, from a business district into a residence district, of a proposed business building; premises 1106-1118 Eastern Parkway, south side, 45 ft. west of Utica avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 11, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Utica avenue is in a business district; Eastern Parkway, west of a point 100 ft. west of Utica avenue, is in a residence district, and Union street, west of a point 100 ft. west of Utica avenue, is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 6, 1928 (re App. No. 5940-28), reads:

"Proposition is contrary to Art. II, Sec. 3 of the Building Zone Resolution. The erection of a business building extending into a residential use district."

and

WHEREAS, the proposed building is to be of non-fireproof construction, three stories and basement in height, with a frontage of 110 ft. and a depth of 90 ft. 7 in.; to be occupied as a business building (stores and offices); and

WHEREAS, the board deems that applicant has substantiated his basis of appeal brought under sections 7c and 21 of the building zone resolution in that the premises are now occupied for business use, and that denial of this variation would develop a hardship upon the applicant.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building erected shall not exceed in height three stories above grade, the first story of the street grade for the use of retail shops or stores, the remaining two upper stories shall be restricted to business office use and occupancy; that there shall be no manufacturing of any nature or description above the first story level; that any advertising display shall be restricted to the plate glass show windows or the frieze of the show window store front; that there shall be no advertising of any nature or description above the street floor level; that the building shall set back from the building line on Eastern Parkway not less than 30 ft.; that all other requirements of the zoning law shall be complied with in all respects; that all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

255-28-BZ.

APPLICANT—William F. Doyle, substituted for Charles Schaefer, Jr., for William A. Taylor Building Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1676-1678 Jerome avenue, east side of Jerome avenue, 165 ft. north of East 174th street, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle and Joseph McGuiness.

MINUTES

For Opposition: Edward Bianco, Alderman William T. Sullivan and Abraham Axler.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(255-28-BZ)

WHEREAS, William F. Doyle, substituted for Charles Schaefer, Jr., for William A. Taylor Building Co., Inc., owner, filed, March 23, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1676-1678 Jerome avenue, east side, 165 ft. north of East 174th street, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 11, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Jerome avenue is in a business district, Townsend avenue is in a residence district, East 174th street is in a business district and Clifford place is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 23, 1928 (re App. N. B. 589-28), reads:

"1. Proposed garage in business district contrary to zoning resolution."

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 100 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the application is substantially supported by consents of owners of property immediately affected and because the property lies between two public garages of extensive area, the board deems that the denial of this application would constitute a hardship as defined in section 21 of the building zone resolution.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall be limited in height to two stories above grade; that there shall be established and maintained at the level of the second story rear a 10-foot yard throughout the entire width of the premises; fixed ventilators shall be installed along the rear, second story, wall not more than 10 ft. apart and not more than 8 ft. in length; that the building shall be constructed fireproof; that the exterior of the front elevation shall be finished in two-toned face brick and trimmed with architectural terra cotta or natural stone trim; there shall be no advertising displayed on the avenue front other than one projecting electric sign, indicating the name and title of the business conducted on the premises; that the requirements of the zoning law shall be complied with in all other respects; that all permits required shall be obtained within nine months and all work involved thereby completed within one year from the date of this action.

314-28-BZ.

APPLICANT—William F. Doyle, for 1738 Crotona Park Co., owner.

SUBJECT—Application for reopening—modification—re application (decision of fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—902-914 Westchester avenue, The Bronx.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: None.

ACTION OF BOARD—Application reopened and resolution modified.

THE VOTE TO REOPEN AND MODIFY RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(314-28-BZ)

WHEREAS, William F. Doyle, for 1738 Crotona Park Co., owner, filed, April 5, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 902-914 Westchester avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, October 9, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Westchester avenue is in a business district, East 163rd street is in a business district and Rogers place, from a point 100 ft. south of East 163rd street to a point 100 ft. north of Westchester avenue, is in a business district; and

WHEREAS, the decision of the fire commissioner, rendered March 28, 1928 (re Plan No. 826-28), reads:

"1. A gasoline service station at the above location being in a business district may not be permitted."; and

WHEREAS, the premises consist of an irregularly shaped plot of ground having a frontage of 123.72 ft. on East 163rd street, 150.37 ft. on Westchester avenue and 85.47 ft. on Rogers place; it is proposed to remove the existing stores and to erect upon the plot a small one-story office and accessory store and, also, to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the premises consist of a triangular island plot, lying in the bed of two highways, each being 100 ft. in width, said premises facing on three street fronts; and

WHEREAS, the premises have been occupied with a one-story store building for a number of years, making no return on the investment, the board believes that applicant is entitled to relief under section 21 of the building zone resolution; and

WHEREAS, this application was granted by the board at its meeting, October 9, 1928, on certain conditions, and applicant requested a modification of these conditions.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the proposed building to be erected for the accommodation and shelter of the operators and patrons of the gasoline service station shall not exceed one story in height, located approximately in the center of the plot, and shall be finished on the exterior with light enameled brick with architectural terra cotta or stone trimming; that there shall be incorporated at the building line throughout the premises a concrete curbing not less than 12 inches in height; that there shall be located at the apex formed by Westchester avenue and 163rd street a concrete platform not less than 12 inches in height and not less than 20 ft. in length; that the gasoline pumps shall be located not less than 10 ft. from the building line on any street front; that the operation, use and conduct of the premises shall be restricted and confined within the limits of the property; that there shall be no signs or advertising displayed other than that on the illuminated globes of the gasoline pumps and an illuminated sign on the ridge of the proposed building; that all permits required shall be obtained within six months and any work involved completed within one year from the date of this

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action, and that a return of the drawings, plans and elevations shall be made to this board for approval before submission to the superintendent of buildings.

CASES DISMISSED.

Appeals from Administrative Orders.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative officials in the performance of their duties:

(484-28-A)

Filed May 25, 1928—Premises 318 West 15th street, Borough of Manhattan. Order of the fire commissioner. Appellant: Petroleum Heat and Power Co. Dismissed for lack of prosecution.

(507-28-A)

Filed June 4, 1928—Premises 1184 75th street and 7512 Twelfth avenue, Borough of Brooklyn. Order of the fire commissioner. Appellant: Fred W. Denny. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

WHEREAS, the foregoing appellants have filed appeals with the board of standards and appeals from orders and decisions of administrative officials affecting the premises in question; and

WHEREAS, the appellants have failed to complete their papers, though duly notified to do so.

Resolved, that the foregoing appeals be and they hereby are *dismissed* for lack of prosecution.

Under the Building Zone Resolution.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative officials in the performance of their duties:

(496-28-BZ)

Filed May 31, 1928—Premises southwest corner of Richmond road and Newberry avenue (1328 Richmond

road), Borough of Richmond. Decision of the superintendent of buildings. Applicant: Walter W. Wanzer. Dismissed for lack of prosecution.

(532-28-BZ)

Filed June 12, 1928—Premises southwest corner of Jerome avenue and Clinton place, Borough of The Bronx. Decision of the superintendent of buildings. Applicant: Thomas Jefferson Ryan. Dismissed for lack of prosecution.

(538-28-BZ)

Filed June 14, 1928—Premises northwest corner of East 205th street and Webster avenue (Parkside place), Borough of The Bronx. Decision of the superintendent of buildings. Applicant: Thomas Jefferson Ryan. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners
Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

WHEREAS, the foregoing applicants have filed with the board of standards and appeals applications, under the building zone resolution, affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

Resolved, that the applications be and they hereby are *dismissed* for lack of prosecution.

AREA FIXED.

(801-27-BZ)

The chairman presented and read a communication from Cohen & Siegel, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 3220-3238 Webster avenue, Borough of The Bronx.

The following area was approved by the board:

Both sides of Webster avenue and also Parkside avenue from a point 400 ft. south of premises in question to a point 200 ft. north of proposed garage; also the premises at rear and for a distance of 50 ft. on either side of the side lot lines of the premises in question.

Adjourned 3.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 11, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

APPEALS FROM ADMINISTRATIVE ORDERS.

412-28-A.

APPELLANT—Austin C. Keough and William T. Powers, for Paramount Famous Lasky Corporation, lessee.

SUBJECT—Appeal from order of the fire commissioner. PREMISES AFFECTED—1493-1501 Broadway, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Laid over to January 8, 1929, at 10 a. m., pending inspection and report by a committee of board.

365-28-A.

APPELLANT—The Alice Foote MacDougall Coffee Shops, Inc., lessee.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—50 West 57th street, Manhattan.

APPEARANCES—

For Appellant: Thomas J. Donovan.

ACTION OF BOARD—Laid over to December 18, 1928, at 10 a. m., on request of appellant's representative.

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576-28-A.

APPELLANT—William F. Doyle, for Isidore Gross, owner.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—628-642 Amboy street, northwest corner of East 98th street, Brooklyn.

APPEARANCES—

For Appellant: William F. Doyle.

ACTION OF BOARD—Laid over to January 8, 1929, at 10 a. m., to submit documentary proof.

580-28-A.

APPELLANT—The New York Trust Company, lessee.

SUBJECT—Appeal from decision of the superintendent of buildings.

PREMISES AFFECTED—1 East 57th street, northeast corner of Fifth avenue, Manhattan.

APPEARANCES—

For Appellant: Thaddeus Olszewski.

ACTION OF BOARD—Laid over to January 8, 1929, at 10 a. m., on request of appellant's representative.

541-28-A.

APPELLANT—Le Roy P. Ward, for Adams-Flanagan Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—2866-2870 Third avenue, The Bronx.

APPEARANCES—

For Appellant: Le Roy P. Ward.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.... 4

Negative 0

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(541-28-A)

WHEREAS, Le Roy P. Ward, for Adams-Flanagan Co., owner, filed, June 15, 1928, an appeal from an order of the fire commissioner, affecting premises 2866-2870 Third avenue, Borough of The Bronx; and

WHEREAS, the order of the fire commissioner, dated May 28, 1928 (Order No. 37886-F), reads:

"1. Install a standpipe system with risers 4 inches in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation Fire Department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto;"

and

WHEREAS, the building is non-fireproof, the southerly portion being four stories and basement and the northerly portion being three stories and basement in height, irregular in area; having a frontage of 75 ft. on Third avenue, 235 ft. on Westchester avenue and 215 ft. on Bergen avenue; a total area of approximately 27,000 sq. ft. on the basement story, 26,000 sq. ft. on the second and third stories and 11,700 sq. ft. on the fourth story; OCCUPIED as a department store, 210 employees in entire premises; and

WHEREAS, appellant contends that the building is low in height, faces on three street fronts, is equipped with an automatic sprinkler system supplied from a 30,000-gallon gravity tank and three pressure tanks having a total capacity of 25,000 gallons; there being, also, siamese connections on Westchester avenue and Bergen avenue; appellant contends that the system is provided with a thermostatic fire alarm with connection to fire headquarters; and

WHEREAS, the order is issued on the area of the structure; and

WHEREAS, the building is but three stories in height, with one portion not more than four stories in height, facing on three street fronts; and

WHEREAS, the entire premises is equipped throughout with approved wet sprinkler system and watchman system with central office connection.

Resolved, that the order of the fire commissioner be and it hereby is modified, and that the appeal be and it hereby is granted on condition that the building be not increased in height, area or dimension, so long as conditions as to occupancy and use remain substantially unchanged and the horizontal opening on the third story to a four-story building adjoining to the northwest shall be equipped with automatic fire doors on both sides of opening.

774-28-A.

APPELLANT—William F. Doyle, for Israel B. Miller, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—6501-6505 13th avenue, southeast corner of 65th street, Brooklyn.

APPEARANCES—

For Appellant: William F. Doyle.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—The motion to sustain the order of the fire commissioner to surrender the permit and discontinue the maintenance and operation of the gasoline service station, denied.

THE VOTE TO SUSTAIN ORDER OF THE FIRE COMMISSIONER—

Affirmative: Commissioner Connell..... 1

Negative: Chairman Walsh, Commissioners

Holland and Guilfoyle and Chief Kenlon. 4

Absent 0

THE RESOLUTION—

(774-28-A)

WHEREAS, William F. Doyle, for Israel B. Miller, owner, filed, October 5, 1928, an appeal from an order of the fire commissioner, affecting premises 6501-6505 13th avenue, southeast corner of 65th street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated September 11, 1928 (Order No. 18919-C), reads:

"1. Surrender to the Bearer F. D. PERMIT No. 255103, issued July 12th, 1928, to expire July 10th, 1929, authorizing the maintenance of a gasoline sales station at the above location and permitting the storage of twenty-two hundred (2,200) gallons of gasoline in four underground storage tanks, as the permit is herewith revoked for the reason that the gasoline storage tanks were installed without plans and specifications, being approved by the Fire Department (F. D. Plan No. 1454-28 disapproved).

"2. You are, therefore, ordered to forthwith discontinue the maintenance of gasoline-sales station at the premises, 6501-6505 13th Avenue, Brooklyn, and to remove all gasoline from the underground storage tanks, and to close and seal the inlet and outlet openings of said storage tanks;"

and

WHEREAS, the premises consist of a one-story non-fireproof office, 20 ft. by 20 ft., greasing pits, four pumps and four 550-gallon underground tanks, upon a lot 60 ft. by 100 ft. in area; OCCUPIED as a gasoline service station within a business use district; and

WHEREAS, the appellant claims that four 550-gallon tanks were buried on the premises, in accordance with approved plans for a gasoline service station, filed with the fire department in 1924; that the present owner filed plans with the fire department in 1928 for the erection of additional buildings and pumps in connection with the gasoline station; permits were obtained from the fire department and also the superintendent of buildings to perform the work, the foundations were being erected when a taxpayers' action

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was started and also an appeal was filed with the board of standards and appeals, known as Cal. No. 715-28-A, for the revocation of the permits; the fire department and the superintendent of buildings then revoked the permits, the appeal (Cal. No. 715-28-A) was then withdrawn; this appeal is now made for the purpose of deciding the validity of the acts as noted above; and

WHEREAS, it would appear from the documentary proof submitted by the appellant that permits were issued and there was no departmental contradiction as to the progress of the work on the gasoline service station.

Resolved, that the order of the fire commissioner to surrender permit and to discontinue the maintenance of a gasoline service station be *reversed* and the appeal *granted*.

379-28-A.

APPELLANT—Samuel Rosenblum, for Bond Stores, Inc., lessee.

SUBJECT—Appeal from orders of the fire commissioner and decision of the superintendent of buildings.

PREMISES AFFECTED—1556-1560 Broadway and 157-165 West 46th street, Manhattan.

APPEARANCES—

For Appellant: Samuel Rosenblum.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle..... 4

Absent: Chief Kenlon..... 1

THE RESOLUTION—

(379-28-A)

WHEREAS, Samuel Rosenblum, for Bond Stores, Inc., lessee, filed, April 21, 1928, an appeal from orders of the fire commissioner and decision of the superintendent of buildings, affecting premises 1556-1560 Broadway and 157-165 West 46th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated May 24, 1927 (Order No. 21538-LD), reads:

"1. Discontinue the use of the premises for factory purposes for the reason that the building is occupied in violation of Certificate of Occupancy No. 10141 issued October 26, 1925, and because the premises do not comply with the Labor Law for the reason that the stairway at the west side of the building does not lead directly to the street and is not enclosed in fireproof partitions on the 1st story and all doors do not open outwardly and are not of fireproof construction."

and

WHEREAS, the order of the fire commissioner, dated December 8, 1927 (Order No. 29529-LD), reads:

"1. Arrange the door leading to stairway at west side of building so as to open outwardly, without obstructing the stairway, as per Section 271 of the Labor Law."

and

WHEREAS, the decision of the superintendent of buildings, rendered November 8, 1928, reads:

"In reply to your letter relative to premises 1556-60 Broadway and 157-65 West 46th Street, we beg to state that we have examined the plans of said building and advise you that the following changes will be necessary in the building to permit the use of 15 persons on the second floor in making repairs to garments sold on the premises in connection with stores and showrooms for the sale of clothing on the second floor; also 3 persons on the 8th floor by a commercial photographer and two persons on the 10th floor as a mechanical dentist and one person on the 11th floor as a mechanical dentist:

"1. Exterior windows do not meet the requirements of the Labor Law as the glass exceeds 720 sq. in. in area.

"2. Doors do not swing out and have plain glass panels, Section 264, paragraph 5 and Section 270, paragraph 5.

"3. Interior stairs in front of building, Broadway side, not enclosed from mezzanine level to building line at street level in fireproof partitions.

"4. All steel should be protected with 2 inches of fireproof material."

and

WHEREAS, the building is fireproof, sixteen stories and pent house in height, 60 ft. by 180 ft., irregular, in area; erected in 1925; OCCUPIED: 1st story, stores and theatre, 15 persons each store and 598 theatre; 2nd story and mezzanine, stores and showrooms, 100 persons, of which 15 are at minor repairs; 3rd story to 16th story, offices, 120 persons each story; pent house, apartment, 8 persons; which occupancy is permitted by Certificate of Occupancy No. 10556 of 1926; the means of EGRESS consist of an interior fireproof stairway and a fire tower; the building having a frontage of 60 ft. on Broadway and 100 ft. on 46th street; and

WHEREAS, it appears that there is a stairway leading from the Broadway front to the second story and the second story is used as a clothing store, and it becomes necessary from the nature of the business to do slight repair work; there is no manufacturing, only minor repairs in connection with garments sold on the premises; that the doors referred to in the order open from the offices to the halls which connect to the stairs; that all doors at exits now open outwardly; that there is a center revolving door on the second story; and

WHEREAS, appellant contends that it is not desired to convert the building into a factory building; that the occupancy at repair work is not over 21 persons; that the total occupancy is 120 persons per floor and 100 persons on the second story; that less than 25 persons are engaged in what might be termed factory work, which is 1 per cent of the total occupancy of the building.

Resolved, that the orders of the fire commissioner and the decision of the superintendent of buildings be and they hereby are *affirmed*, and that the appeal be and it hereby is *denied*.

BUILDING ZONE CASES

477-28-BZ.

APPLICANT—John J. Dunnigan, for the Roman Catholic Church of The Holy Spirit, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7(c) and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a business building (stores).

PREMISES AFFECTED—Southwest corner of Burnside avenue and Grand Concourse, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: None.

ACTION OF BOARD—Laid over to December 14, 1928, at 10 a. m., on request of applicant's representative.

499-28-BZ.

APPLICANT—William P. Thomas, for Farlow Associates, Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—Southeast corner of Undercliff avenue and West 175th street, The Bronx.

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APPEARANCES—

For Applicant: None.

For Opposition: Harry T. Zuker, Wm. R. Goldman and Frank L. Lammers.

ACTION OF BOARD—Laid over to January 8, 1929, at 10 a. m., on request of opposition.

547-28-BZ.

APPLICANT—John J. Dunnigan, for F. Billotto, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and conversion of an existing dwelling to a business use (store on the basement story).

PREMISES AFFECTED—3534 Holland avenue, east side, 59.32 feet north of East 211th street, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: None.

ACTION OF BOARD—Laid over to December 18, 1928, at 10 a. m., on request of applicant's representative.

49-28-BZ.

APPLICANT—Harry Rutheiser, for Gotham Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwelling above.

PREMISES AFFECTED—1710 University avenue, east side, 50 feet north of Brandt place, The Bronx.

APPEARANCES—

For Applicant: Frederick J. Flynn.

For Opposition: William H. Mansfield and William Blakely.

ACTION OF BOARD—Laid over to January 8, 1929, at 10 a. m., pending inspection and report of a committee of board.

534-28-BZ.

APPLICANT—William H. Bulkley, for Joseph A. Palma, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for more than five (5) motor vehicles and a gasoline service station.

PREMISES AFFECTED—5869 Amboy road, north side, 550 ft. from Foster avenue, Princes Bay, Richmond.

APPEARANCES—

For Applicant: Joseph F. Clemmons.

For Opposition: None.

ACTION OF BOARD—Laid over to January 15, 1929, at 10 a. m., on request of applicant's representative, to file consents.

394-28-BZ.

APPLICANT—Harry B. Kalter, for Map Epstein, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station and a motor vehicle repair shop.

PREMISES AFFECTED—16221 Willets Point boulevard and 1502 Utopia parkway, southwest corner, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Harry B. Kalter.

For Opposition: Cyrus Miller.

ACTION OF BOARD—Laid over to January 8, 1929, at 10 a. m., on request of attorney for opposition.

540-28-BZ.

APPLICANT—J. G. Shea, for Martin Linsky and Arthur T. Doyle, owners.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit the erection of a garage for more than five (5) motor vehicles in a residence district.

PREMISES AFFECTED—7001 36th avenue and 3541 Kittay street (Sprague street), northeast corner, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Edward F. Fox.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

378-28-BZ.

APPLICANT—Philip J. Sinnott, for James P. Clark, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southeast corner of Northern boulevard and 109th street, Corona, Borough of Queens.

APPEARANCES—

For Applicant—None.

For Opposition: None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

406-28-BZ.

APPLICANT—Edward L. Kelly, for Anna Stanaitis, owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—301-305 Grandview avenue, 5316 to 5320 Metropolitan avenue, northeast corner, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Edward L. Kelly.

For Opposition: George L. Stamm and John J. Durand.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(406-28-BZ)

WHEREAS, Edward L. Kelly, for Anna Stanaitis, owner,

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filed, April 30, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 301-305 Grandview avenue, Ridgewood, Borough of Queens; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 11, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Metropolitan avenue, between Grandview avenue and Rene court, is in a business district; Metropolitan avenue, north side, west of Sophie street, is in an unrestricted district; Metropolitan avenue, south side, west of Grandview avenue, is in a residence district; Emma street, east side, north of Metropolitan avenue, is in an unrestricted district; Grandview avenue, east side, is in a business district, and Grandview avenue, west side, is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered April 14, 1928 (re No. 962-28), reads:

"1. A gasoline service station at the above premises

being in a business district may not be permitted. 4-6 Building Zone Resolution.";

WHEREAS, the decision of the superintendent of buildings, rendered December 6, 1928 (Plan No. 10580-28), reads:

"The creation of a gasoline service station in a business district is contrary to Zone Law.";

and
WHEREAS, the premises consist of an irregular shaped plot of ground having a frontage of 60.45 ft. on Metropolitan avenue, 71.99 ft. on Grandview avenue and a distance of 38.11 ft. across the rear, upon which it is proposed to erect a small one-story office and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant was not entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the decisions of the fire commissioner and the superintendent of buildings be and they hereby are affirmed, and that the application be and it hereby is denied.

Adjourned 6.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

RULES

RULES FOR THE TESTING OF WOOD

Pursuant to the Provision of Section 356 of Chapter 5 of the Code of Ordinances (Building Code).

(639-27-SR)

Adopted by the Board of Standards and Appeals July 22, 1927. Amended March 16, 1928.

Rule 1. Before any wood may be used for flooring or interior trim where incombustible materials are required under the provisions of section 356 of the Building Code, the superintendent of buildings must be notified promptly upon the delivery at the job of a consignment of such material. One test sample for each 2,000 feet of material will then be selected by a representative of the Bureau of Buildings, marked for identification, and forwarded to the testing laboratory, where, under the supervision of the superintendent of buildings or his representative, the samples shall be subjected to the following tests:

Before making tests of all specimens for testing shall be oven dried at a temperature of 140° F. to a point where there is no further loss of weight due to evaporation of moisture content.

A. SHAVING TEST—A mass of shavings cut fairly thick from the outside and interior of sticks of the treated wood are to be tested separately. These shavings shall be placed to a depth of two inches in a metal vessel twelve inches square, the bottom of which shall consist of a wire screen of ½ inch mesh. The shavings shall be packed down moderately to reduce the air spaces. A Bunsen yellow flame shall then be placed beneath the receptacle so that the flame is in contact with the shavings. After twenty-five seconds the flame shall be removed. The flame at no time should show higher than six inches above the top of the bed of shavings and the shavings should not be consumed in less than five minutes.

B. TIMBER TEST. Two samples ¾ inch by 1½ inches in cross section and twelve inches long shall be laid side by side across the top of a gas crucible furnace

with a pyrometer between them. The specimens shall be subjected to a flame at 1700 deg. Fahrenheit for two minutes, the test pieces shall then be removed, and the time of duration of flame and glow observed. The sticks shall then be cut through the middle at the most burned section and the area of the unburned wood measured with a planimeter. The flame must not persist longer than 15 seconds nor the glow longer than 20 seconds, and, in the case of hard woods, the unburned area should not be less than 55 per cent., nor in the case of soft woods less than 45 per cent.

C. CRIB TEST—Twenty samples are to be prepared, each ½ inch square and 6 inches long. These shall be built up on a ring support to form a crib work five tiers high, four sticks to a tier, making the crib six inches by six inches and approximately 2½ inches high. The crib shall be set six inches above a Bunsen burner to which the crib shall be exposed for a period of one minute at a temperature approximating 1200 deg. Fahrenheit. The flame must not persist more than twenty seconds after the Bunsen burner is removed, nor the glow last more than thirty seconds. The tendency of the flame to spread from stick to stick must also be noted.

Rule 2. All of the above tests shall be at the expense of the owner or contractor or other interested party.

If the tests are satisfactory the entire shipment will be permitted to be taken into the building and used. If not, the entire shipment shall be condemned and must be removed from the premises.

In general, acceptance shall be predicated upon the existence of a complete plant in full working order from which the material is shipped, and each shipment, or, where possible, each piece shall be trade marked in a conspicuous manner so that there may be no doubt as to its identity.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

RULES

RULES OF PROCEDURE OF BOARD OF STANDARDS AND APPEALS

ADOPTED FEBRUARY 15, 1927

(89-27-SR)

ARTICLE I—PUBLIC HEARING.

1. Regular sessions designated as public hearings of the Board of Standards and Appeals shall be held on Tuesday of each week at 10 A. M. and 2 P. M.

2. Morning sessions shall be devoted to hearings on appeals from administrative orders and applications for variation of the building zone resolution. Afternoon sessions, in general, shall be given over to hearings on petitions for variation of the labor law and consideration of rules. Notice shall be published in the Bulletin of the Board of deviation from this procedure.

3. Special sessions may be called by the Chairman, or at the request of four members, provided that notice of the same has been mailed to each member at least twenty-four hours before the time set, except that the announcement of a special session at any meeting at which a quorum is present shall be sufficient notice of such meeting.

4. All hearing sessions shall be open to the public.

5. A quorum of the Board of Standards and Appeals shall consist of four members.

6. The members of the Board shall attend the meetings in person, except that during absence or disability a substitute may act, as provided by law under section 718 of the Charter as amended by Local Law No. 13. The names of such substitutes, designated by the Mayor, shall have been previously filed with the chairman.

ARTICLE II—CASES BEFORE THE BOARD.

1. Every application under the Building Zone Resolution, every appeal under section 719 of the Charter and every petition under section 718a, subdivision 4, of the Charter, shall be made to the Board on the forms provided, and shall include the data required in such forms, so as to supply all information necessary for a clear understanding by the Board and its staff. Action in each case must be based largely on the information so furnished. The statements made by the applicant, appellant or petitioner and the determination of the Board in each case will be incorporated in a resolution formally adopted and published in the Bulletin of the Board. Officials who are charged with the enforcement of the laws, ordinances and rules relating to buildings in the City of New York will be bound by such resolutions, and, before granting permit or taking any other affirmative action, should see that there are no misstatements as to facts and that the conditions of the resolution are observed. Any administrative official discovering any misstatement of essential information is requested to notify the Board, in order that it may take such action as the circumstances require. All approvals shall remain valid only as long as the information and the conditions on which the resolution was based are maintained.

2. Any communication purporting to be an application, appeal or petition shall be regarded as a mere notice of intention to seek relief and shall be of no force or effect until it is made in the form required.

3. Upon receipt of any such communication, the writer shall be supplied with the proper forms for presenting his application, appeal or petition, and he shall be required to file the proper form and furnish all necessary data within twenty days of the date of the order or decision appealed from.

4. The duplicate of each application, appeal or petition required by this article shall be forwarded promptly to the administrative official whose order is involved in such case.

5. At the public hearing of a case before the Board, the applicant shall first present the argument in support of the case and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption by the other.

6. Every person before the rostrum shall abide by the order and direction of the Chairman. Discourtesy or disorderly or contemptuous conduct shall be regarded as a breach of the privileges of the Board and shall be dealt with as the Chairman deems proper. Orders to maintain discipline shall be carried out by the Sergeant-at-Arms.

Subject to the direction of the Chairman, the Secretary shall enforce the rules of the Board and shall direct and supervise the Sergeant-at-Arms in maintaining order and decorum in the hearing room and lobbies during all public hearings.

7. No member shall proceed to debate, discuss an issue, put a motion or offer a resolution until he shall have addressed the Chairman and have been recognized by him. While the Chairman is putting a motion or offering a resolution, or during the progress of a roll call, no member shall interrupt or leave his seat. When a motion to adjourn is carried, the members of the Board shall keep their seats until the Chairman declares the meeting adjourned.

ARTICLE III—THE CALENDAR.

1. Each case filed in the proper form, with the required data, shall be numbered serially, irrespective of whether it be an application, appeal or petition. These Calendar numbers shall begin anew on January 1st of each year, and shall be hyphenated with the number of the year and the initials indicating the character of the case. Thus the calendar number of an application under the Building Zone Resolution in 1926 shall be "210-26-BZ"; an appeal from an order, requirement, decision or determination of a Superintendent of Buildings or of the Fire Commissioner, "211-26-A," and a petition for variation of the Labor Law or any rule or standard adopted thereunder, "212-26-S."

2. As soon as a case receives a calendar number, it shall be placed on the Docket. Thereafter the appellant or petitioner shall be notified of the date his case will be set for public hearing. In building zone applications the applicant shall be notified of the date when his case will be reached in the call of the Clerk's Calendar.

3. The Clerk's Call Calendar shall be called each Tuesday at 2 P. M., in Room 1013, Municipal Building, Manhattan, by the Chairman or the Secretary, and a date, for the public hearing of each application for variation of the Building Zone Resolution, shall then be set, which shall be full and sufficient notice to all persons interested in such case.

4. Thereafter each case shall be listed, by calendar number and premises, in the Hearing Calendar printed in the Bulletin of the Board, under the title of the respective proceedings, and the date for which such case has been set.

ARTICLE IV—DISPOSITION OF CASES.

1. Every decision of the Board on any case shall be by resolution.

RULES

2. The final disposition of any application, appeal or petition before the Board shall be in the form of a resolution either reversing, varying or modifying the order, requirement, decision or determination appealed from and granting the application, appeal or petition, or affirming the order and denying the application, appeal or petition. The concurring vote of four members shall be necessary to a decision. If a resolution fail to receive four votes in favor of the applicant, appellant or petitioner, the action will be deemed equivalent to a denial, and a resolution denying such application, appeal or petition shall be formally entered on the record, unless there be a member absent at the roll call and the vote of the absentee added to the number of votes for the applicant appellant or petitioner would equal four, in which case the matter will be laid over for reconsideration, until a final determination is reached.

3. Any applicant, appellant or petitioner may withdraw his application, appeal or petition at any time prior to action thereon, with the consent of the Board, but if a motion has been made, and is pending, either to grant or to dismiss, such motion shall have precedence.

4. No application, appeal or petition dismissed or denied can be considered again except (1) on a motion to reconsider the vote, or (2) on a request for a rehearing.

5. No request to grant a rehearing can be entertained unless new evidence is submitted. If, on motion of a member of the Board, adopted by four affirmative votes, the request for a rehearing is granted, the case shall be put on the calendar for a rehearing.

In all cases, the request for a rehearing shall be in writing, reciting the reasons for the request, and shall be duly verified and accompanied by the necessary data and diagrams. Such request shall be filed with the Chairman, who shall have a report on the case prepared by the engineers. The Chairman may then set a date when the request for reopening shall be submitted to the Board, of which date the person requesting the reopening shall be notified.

If the Board votes to reopen a case affecting a building zone application, a date shall be set for the "Calendar Call" and the applicant shall be required to notify each of the property owners entitled to notice of the application, the same procedure to be followed as in an original application.

6. The Board may, on the motion of any member, review any decision that it has made and may reverse or modify such decision, but no such review shall prejudice the rights of any person who has in good faith acted thereon before it is reversed or modified.

ARTICLE V—BUILDING ZONE APPLICATIONS.

1. No application for a variation or modification of the provisions of the Building Zone Resolution shall be entertained by the Board except in a specific case, and from an order, requirement, decision or determination made by any Superintendent of Buildings, the Tenement House Commissioner, or the Fire Commissioner, on the ground that the proposed plan or use violates the Building Zone Resolution.

2. No such application shall be entertained unless the application is filed within twenty days from the date of the action of the Superintendent of Buildings, Tenement House Commissioner, or Fire Commissioner.

3. Every application shall be made in duplicate on Form 3BZ and shall be accompanied by all the data required by such form, and shall be considered subject to such rules as the Board has adopted or may adopt, under Article 5, Section 21, of the Building Zone Resolution.

4. As soon as any application is completed by the filing of the data required in Form 3BZ, the case shall receive a calendar number and shall be placed on the Clerk's Calendar, and the applicant shall be notified by the Board on Form 6CC, of the time set for the call of the calendar, which shall be at least five days after the mailing of said notice. With this notice the applicant shall be supplied with an official copy of Form 7NO, which he is required to send to every property owner entitled to notice of the application. Within three days the applicant must file a verified statement that he has so notified each of such property owners either by personal service or by registered mail. Not less than fourteen days' notice of the date fixed for calendar call in each Building Zone application shall be given by publication in the Bulletin of the Board.

5. On the call of the Clerk's Calendar the applicant shall appear in person, or by agent or attorney, and property owners affected by the application may appear either in person or by agent or attorney and present any typewritten and verified objections they may have to the granting of the application, together with a description of their property and an affidavit of ownership. Then a date shall be set for a public hearing on the application which shall be not less than fourteen days thereafter. Notice of said hearing shall be given by publication in the Bulletin of the Board.

6. On the date set for the public hearing, the applicant shall state his case, then the opposition shall be heard, and the applicant shall have an opportunity to reply.

7. No application that has been denied after a public hearing can be entertained under the same state of facts or basis of appeal, unless based upon a new decision by a superintendent of buildings on plans which materially change the aspects of the case.

ARTICLE VI—APPEALS.

1. No appeal from any order, requirement, decision or determination of the Superintendent of Buildings or the Fire Commissioner or from any rule or regulation relating to the construction, alteration, structural changes in, equipment, occupancy or use of any building or structure, under Section 719 of the Charter, shall be entertained unless such appeal is filed in duplicate on Form 1A, with all the data required in such form, within twenty days from the date of the order appealed from.

ARTICLE VII—PETITIONS.

1. No petition for variation of the Labor Law, or of any rule adopted thereunder affecting the construction or alteration of buildings, exits therefrom, the installation of fixtures or apparatus as authorized by Section 718-a, subdivision 4 of the Charter, shall be entertained unless it is made in duplicate on Form 2S, with all the data required in such form, within twenty days from the date of the administrative order to which the petition refers.

No petition for approval of a device, material or method of construction shall be entertained unless it is filed in duplicate on Form 4SA, with all the data required in such form.

No petition for the adoption or amendment of Rules shall be entertained unless it is filed in duplicate on Form 5SR, with all the data required in such form.

ARTICLE VIII—PETITIONS.

1. No resolution of the Board of Standards and Appeals adopting or amending any rule or regulation under subdivision 2 or 3 of section 718-a of the Charter shall be adopted unless such proposed rule or regulation shall

RULES

have been published in the Bulletin of the Board for at least ten days prior to a public hearing thereon. Four affirmative votes of the Board shall be necessary for the adoption of such resolution.

2. Amendments to these Rules of Procedure may be made by the Board of Standards and Appeals at any regular meeting, providing notice of such amendment has been given to each member of the Board three days prior to such meeting, either in writing or by publication in the Bulletin. The suspension of any rule of procedure may be ordered at any meeting by unanimous vote.

ARTICLE IX—OTHER RESOLUTIONS.

1. Every resolution of the Board of Standards and Appeals suggesting changes or amendments to the law under subdivision 5, section 718-a of the Charter shall require at least four affirmative votes for its adoption.

2. Every resolution not otherwise provided for, ordinary motions or decisions on rules of order shall require not more than three affirmative votes.

ARTICLE X—INSPECTIONS.

1. In any case in which the Board may deem it necessary, an inspection of the premises in question may be ordered by the Board. Such inspection shall be made by the Chairman and by two or more members designated by him, and they shall report their findings to the Board in writing.

ARTICLE XI—TESTS.

1. In any case in which the Board may order a test of any material or device, the test shall be conducted under the supervision of an assistant engineer, in the presence of the Chairman and two or more members appointed by him, and the result of such test shall be reported to the Board in writing, and the material or device shall not have the approval of the Board unless the report be favorable and adopted by four affirmative votes.

ARTICLE XII—RECORDS.

1. All applications, appeals and petitions shall be on the required forms, and all communications, reports, etc., and plans, relative to any matter appearing on the calendar, shall be on sheets approximately 8 in. by 10½ in. in size. After final disposition, they shall be bound in some suitable manner. These records shall be kept in filing cabinets in their numerical order, in such a manner that they are accessible to the public at all reasonable hours, as prescribed by the Charter of the City of New York.

2. An index indicating locations by boroughs shall be kept.

3. All reports on matters coming before the Board for action shall be duplicated in sufficient numbers to furnish a copy to each member. The original shall be filed with the records in each case.

ARTICLE XIII—THE BULLETIN.

1. The Bulletin of the Board of Standards and Appeals shall be published on Tuesday of each week. It shall contain:

- (1) Directory of the Board.
- (2) Docket.

(3) Clerk's Calendar Call.

(4) The Hearing Calendar.

(5) Notice of hearing on building zone applications and on proposed rules or the amendment of rules.

(6) An abstract of the minutes of each meeting, including a brief statement of the action in each case, with the roll call thereon and the full text of the resolutions adopted.

(7) Rules adopted.

(8) Such other information as may be of value to the public and within the scope of the work of the Board.

ARTICLE XV—OFFICERS.

1. The Chairman shall preside at meetings. The Chairman may designate any member of the Board to preside and perform the duties of the Chair at public hearings.

2. The Chairman, subject to these rules, shall decide all points of order or procedure, unless otherwise directed by a majority of the Board in session at that time.

3. The Chairman shall designate the members of the Board to make an inspection, and, unless otherwise directed by the vote of four members of the Board, shall appoint any committee that may be deemed necessary.

4. The Chairman shall report at each meeting on all pertinent official transactions that do not otherwise come to the attention of the Board.

5. Administrative authority is vested solely in the Chairman of the Board who shall, subject to these rules, transact all official business of the Board, engage the necessary employees and direct the work of the office.

6. Subject to these rules and the direction of the Chairman, the Secretary shall conduct all official correspondence, compile the required records, edit the Bulletin, maintain the necessary files and indices, and generally supervise the clerical work of the office force, maintaining discipline in accordance with the rules of the office and charter provisions.

7. Subject to these rules and the direction of the Chairman, the Assistant Engineers shall examine and report on all applications, appeals and petitions; prepare all proposed rules or revised rules suggested by outside agencies, with report on the reasons and necessity for same; supervise and witness the tests conducted under the auspices of the Board, and assist generally in all technical matter coming before the Board.

8. The Chief Clerk shall keep all accounts, keep the files and indices in proper order and up to date, and generally assist the Secretary. During the absence or disability of the Secretary, the Chief Clerk shall act in that capacity.

9. A complete stenographic record of the transactions at public meetings shall be made for the files, including verbatim reports of such parts as may be directed, and there shall be prepared, after each meeting and in time for the next publication of the Bulletin, the abstract of the minutes which is to appear in such Bulletin.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

PROGRESS REPORT

DOCKET	
Cases pending December 31, 1927.....	669
Cases filed up to December 12, 1928.....	947
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MISCELLANEOUS APPLICATIONS.	
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Requests to amend.....	44
Requests for modification.....	16
Requests to rescind.....	4
Requests for extension of time.....	41
Requests for extension of permit.....	12
Requests for mechanical installations.....	0
Requests for approval of plans.....	28
Administrative requests.....	0
Requests for interpretation.....	8
Total	2065
Disposed of.....	1545
Cases pending December 12, 1928.....	520

DISPOSITION OF CASES	
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Denied	276
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Granted on condition.....	519
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Requests for modification granted.....	13
Requests for modification denied.....	3
Requests to rescind granted.....	4
Requests to rescind denied.....	0
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Requests for extension of permit granted.....	11
Requests for extension of permit denied.....	1
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	27
Plans disapproved.....	1
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	5
Requests withdrawn or dismissed.....	2
Total	1545

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS.

Room 1001, Municipal Building,
New York City.

Enclosed please find two dollars and a half (\$2.50) for subscription for one year to THE BULLETIN OF THE BOARD OF STANDARDS AND APPEALS. Please mail THE BULLETIN to

Name.....

Street.....

P. O.....

My subscription is to begin with the issue for....., 1929.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Sec. 718 of the Greater New York Charter as amended by Chap. 503, Laws of 1916, and the Municipal Assembly, Local Law No. 13, of 1925.

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Vol. XIII

Subscription
\$2.50 a year

DECEMBER 26, 1928

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By mail, 7 cents

No. 52

DIRECTORY

BOARD OF STANDARDS AND APPEALS

WILLIAM E. WALSH, Chairman

HENRY L. CONNELL

JAMES P. HOLLAND

JOHN GUILFOYLE

CHIEF JOHN KENLON

WILLIAM J. O'GORMAN, Secretary.

EDWARD V. BARTON, Chief Clerk

OFFICE—Municipal Building, Rooms 1001 to 1015.

TELEPHONE—WORTH 0184.

OFFICE HOURS—9 a. m. to 5 p. m. Saturdays 9 a. m. to 12 noon.

All communications should be addressed to the chairman of the board.

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Call of Clerk's Calendar.

The Trial Calendar.

Notices in Building Zone Cases.

Minutes of Special Meeting, December 14, 1928, 10 a. m.

Minutes of Special Meeting, December 14, 1928, 2 p. m.

Minutes of Regular Meeting, December 18, 1928, 10 a. m.

Minutes of Regular Meeting, December 18, 1928, 2 p. m.

Fire Retarding Rules.

Appliances Approved.

Reserve Calendar.

Notice of Public Hearing on Amendments to Fuel Oil Rules.

Rules for Testing Wood.

Progress Report.

PUBLIC HEARINGS

Tuesdays, at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

Call of Clerk's Calendar, Tuesdays, at 2 p. m.

All hearings are held in Room 1013, Municipal Building, Manhattan.

THE LIBRARY OF THE

HOURS FOR CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALL OF CLERK'S CALENDAR

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 1013, Wednesday, December 26, 1928, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Wednesday, January 2, 1929, at 2 o'clock.

The Clerk's Calendar is not to be confused with the calendar of cases that have been definitely set for hearing on fixed days.

NOTICE TO APPELLANTS AND PETITIONERS

No appeal, application or petition will be entertained in connection with which court proceedings are pending or in progress, nor accepted that are not filed within twenty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal, application or petition shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal, application or petition, and if he fails to supply the data required thereon, within twenty days, his case may be dismissed for lack of prosecution.

At the time of filing an application, the appellant or petitioner shall forward a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner) and file with this board a duplicate of said notice.

Petitioners are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal.

Appeals, applications and petitions will be simplified and disposition of same expedited by conforming to these directions.

WILLIAM E. WALSH, Chairman.

CALENDAR

DOCKET.

New Cases Filed up to December 19, 1928.

<i>Cal. No.</i>	<i>Department.</i>	<i>Premises Affected.</i>
967-28-A.....	B.B.B....	267 New Lots st., Bklyn., Cert. of Occupancy 53851
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964-28-BZ.....	B.B.Bx...	50-56 East Fordham rd., Bx., Alt. 599-28
963-28-BZ.....	B.B.B....	593-603 Brooklyn ave., Bklyn., Applic. 17370-28
962-28-BZ.....	B.B.B....	714 Jamaica ave., Bklyn., Applic. 18341-28
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958-28-SA.....	F.D.....	N.D.T. Fire Gong Control Panels—Gen. Types No. 100- A and No. 236, Appliance
957-28-SA.....	F.D.....	N.D.T. Fire Alarm Boxes, Appliance
956-28-S.....	B.B.M....	507 Madison ave., Man., N. B. 393-28
955-28-S.....	F.D.....	660 Fifth ave., Man., L. D. 27301
954-28-A.....	F.D.....	48 E. 14th st., Man., 35489-F
953-28-A.....	F.D.....	46 E. 14th st., Man., 35811-F
952-28-BZ.....	B.B.Q....	94-18 112th st., Richmond Hill, Q., Viol. 1350-28
951-28-A.....	F.D.....	76-84 Lafayette st., Man., 43569-F
950-28-S.....	F.D.....	209-211 W. 26th st., Man., L. D. 83555
949-28-S.....	F.D.....	43-10 Ditmars ave., Astoria, Q., L. D. 30702
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CODE.

F.D.....	Fire Department
H.D.....	Health Department
B.B.B.....	Bureau of Buildings, Brooklyn
B.B.M.....	Bureau of Buildings, Manhattan
B.B.Q.....	Bureau of Buildings, Queens
B.B.R.....	Bureau of Buildings, Richmond
B.B.Bx.....	Bureau of Buildings, Bronx
T.H.D.....	Tenement House Department

CALL OF CLERK'S CALENDAR

WEDNESDAY, DECEMBER 26, 1928, AT 2 P. M.

Building Zone Cases.

370-28-BZ.

APPLICANT—John J. Buckley, Jr., for Leonard Construction Corp., owner.

PREMISES—213-225 86th street, north side, 100 ft. east of Ridge boulevard, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district and also in an "E" area district the erection and maintenance of an apartment house, planned and designed under the requirements of a "C" area and residence district.

371-28-BZ.

APPLICANT—John J. Buckley, Jr., for Leonard Construction Corp., owner.

PREMISES—214-230 85th street, south side, 100 ft. east of Ridge boulevard, Brooklyn.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a residence district and also in an "E" area district the erection and maintenance of an apartment house, planned and designed under the requirements of a "C" area and residence district.

413-28-BZ.

APPLICANT—Harry Urquhart, for Israel Goldowitz, owner.

PREMISES—Northwest corner of Woodhaven boulevard and Albert street, Ozone Park, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

459-28-BZ.

APPLICANT—Joseph A. Walsh, for Complete Realty Corp., owner.

PREMISES—West side of White Plains road, 200 ft. south of Mace avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

579-28-BZ.

APPLICANT—Joseph Dosso, for Maria Dosso, owner.

PREMISES—Northwest corner of Van Nest avenue and East 180th street, The Bronx.

APPLICATION, under section 7b of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the alteration and extension of a garage for the storage of more than five (5) motor vehicles.

618-28-BZ.

APPLICANT—The New York Edison Co., owner.

PREMISES—123-125 East 83rd street, Manhattan.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT, partly in a business district and partly in a residence district, the erection and maintenance of an electrical distributing station and also the omission of the required rear yard.

653-28-BZ.

APPLICANT—J. J. Gloster, for Ethel Samuels, owner.

PREMISES—Southeast corner of Hylan boulevard and Evans street, Grant City, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of nine (9) metal garages for the storage of nine (9) motor vehicles, also the installation of a gasoline service station.

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676-28-BZ.

APPLICANT—Emil Guterman, for Rose Seligman, owner.
PREMISES—118-06 128th street and 127-20 Rockaway boulevard, southwest corner, South Ozone Park, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

694-28-BZ.

APPLICANT—Albert H. Stines, for Robert Herman, owner.

PREMISES—82 Queens boulevard and 87-18 Maurice avenue, northeast corner, Elmhurst, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

800-28-BZ.

APPLICANT—Edward F. Fox, for Tilles & Haves, Inc., owner.

PREMISES—109-57 to 109-65 Cross Island boulevard (206th street), southeast corner of Hollis avenue, Bellaire, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station (previously withdrawn).

876-28-BZ.

APPLICANT—Charles B. Meyers and Leonard J. Obermeier, for Aktien Trading Corp., owner.

PREMISES—2465-2471 Broadway, Manhattan.

APPLICATION, under sections 7c and 21 of the building zone resolution,

TO PERMIT in a residence district the erection and maintenance of an extension to an existing business building.

896-28-BZ.

APPLICANT—Richard W. Lawrence, for Young Men's Christian Association of New York, owner.

PREMISES—350-358 West 34th street, 351-359 West 33rd street and 412 Ninth avenue, Manhattan.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a one and one-half times height district the erection and maintenance of the street wall in excess of the height permitted under the building zone resolution.

258-28-BZ.

APPLICANT—Benjamin Antin, for Harmor Engineering Corp., owner.

PREMISES—West side of White Plains road, 52.67 ft. north of Waring avenue, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

DECEMBER 26, 1928, 10 A. M.

Appeals from Administrative Orders.

132-28-A—151-157 33rd street, Brooklyn.

444-28-A—345-347 Broadway, Manhattan.

524-28-A—223-225 Waverly place, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, December 26, 1928*, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:

CAL. NO. 641-28-BZ—Application, July 27, 1928, under section 21 of the building zone resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Salvatore Ferraioli, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2713-2717 Harway avenue, Brooklyn.

CAL. NO. 133-28-BZ—Application, February 10, 1928, under sections 7e and 21 of the building zone resolution, of 340 West 57th Street Corp., applicant and owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 229-235 East 85th street, Manhattan.

CAL. NO. 673-28-BZ—Application, August 16, 1928, under sections 7a, 7b and 21 of the building zone resolution, of Edward P. Doyle, applicant, on behalf of John P. Leo, owner, to permit in a residence district the extension and maintenance of a building to be used for business use; premises 477 West 150th street, Manhattan.

CAL. NO. 347-28-BZ—Application, April 14, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Samuel Koff, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 1293-1311 Gravesend avenue, northeast corner of Bay Parkway, Brooklyn.

CAL. NO. 574-28-BZ—Application, June 27, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Edward A. Schill, owner, to permit in a business district, extending from an unrestricted district, the change of occupancy from a garage to a garage, showroom, service station and a motor vehicle repair shop; premises 1339-1343 Jerome avenue, west side, 470 ft. south of West 170th street, The Bronx.

CAL. NO. 589-28-BZ—Application, July 2, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Rita Goldberg, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 1014-1024 Brooklyn avenue, Brooklyn.

CAL. NO. 605-28-BZ—Application, July 11, 1928, under sections 7c and 21 of the building zone resolution, of William Weintraub, applicant, on behalf of Frank Morea, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest

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corner of Queens boulevard and Hillyer street, Elmhurst, Borough of Queens.

CAL. NO. 621-28-BZ—Application, July 17, 1928, under sections 7f and 21 of the building zone resolution, of Samuel Rosenblum, applicant, on behalf of Isaac Morganstein, owner, to permit in a business district the maintenance of an iron works for a temporary period; premises 1182 Sutter avenue, south side, 40 ft. west of Crystal street, Brooklyn.

CAL. NO. 650-28-BZ—Application, August 1, 1928, under section 7g of the building zone resolution, of William Holt, applicant and lessee, on behalf of Thomas Adikes, owner, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 144-08 to 144-18 91st avenue, south side, 133 ft. west of 146th street, Jamaica, Borough of Queens.

CAL. NO. 662-28-BZ—Application, August 10, 1928, under section 21 of the building zone resolution, of Allen & Mencacay, applicants, on behalf of Boom Construction Corp., owner, to permit in a business district the erection and maintenance of a gasoline service station; premises northeast corner of 72nd place and Grand avenue, Maspeth, Borough of Queens.

CAL. NO. 866-28-BZ—Application, November 13, 1928, under section 21 of the building zone resolution, of John J. Dorman, applicant, on behalf of City of New York, owner, to permit in a residence district and also in an "E" area district the erection and maintenance of a fire house, without a rear yard and less than ten (10) feet from the street line, and also to construct a court less than 5 ft. in width and occupy a greater percent of the lot than permitted under the zone resolution; premises 27-12 to 27-16 Kearney street, west side, 100 ft. south of 27th avenue, East Elmhurst, Borough of Queens.

CAL. NO. 867-28-BZ—Application, November 13, 1928, under section 21 of the building zone resolution, of John J. Dorman, applicant, on behalf of City of New York, owner, to permit in a residence district and also within an "E" area district the erection and maintenance of a fire house, without a rear yard, also to construct an outer court less than five (5) feet in width and occupy a greater percent of the lot than permitted under the zone resolution; premises 44-01 244th street, Douglaston, Borough of Queens.

WILLIAM E. WALSH, *Chairman.*

DECEMBER 26, 1928, 2 P. M.

Petitions for Variations.

237-27-S—4109 16th avenue, Brooklyn.

284-28-S—118-122 Baxter street, Manhattan.

873-28-S—216-224 East 42nd street, 223-247 East 41st street and 767-773 Second avenue, Manhattan.

597-28-S—158-162 Varick street and 31-41 Van Dam street Manhattan.

722-28-S—622-638 Ninth avenue, 355 West 44th street and 362 West 45th street, Manhattan.

CALL OF CLERK'S CALENDAR

WEDNESDAY, JANUARY 2, 1929, AT 2 P. M.

Building Zone Cases.

121-28-BZ.

APPLICANT—Ribman & Ribman, for Aida Holding Corp., owner.

PREMISES—Southeast corner of North Hempstead Turnpike and Fresh Meadow road, Flushing, Borough of Queens.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

472-28-BZ.

APPLICANT—Charles D. Cords, for George A. Ostergren, owner.

PREMISES—547-555 92nd street, northwest corner of Gatling place, Brooklyn.

APPLICATION, under sections 7a and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the installation of a gasoline service station.

492-28-BZ.

APPLICANT—A. F. Evans, for Elmer O'Donnell, owner.

PREMISES—982-986 Flatbush avenue, southwest corner of Albemarle road, Brooklyn.

APPLICATION, under sections 7b and 21 of the building zone resolution,

TO PERMIT in a residence district the use of a portion of the premises as a passageway for business delivery of goods.

652-28-BZ.

APPLICANT—J. J. Gloster, for Ethel Samuels, owner.

PREMISES—West side of Hylan boulevard, 142 ft. north of Dongan Hills avenue, Dongan Hills, Borough of Richmond.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station.

669-28-BZ.

APPLICANT—Becker & Levy, for Mrs. Max Goldenberg, owner.

PREMISES—1679 Monroe avenue and 279 East 173rd street, northwest corner, The Bronx.

APPLICATION, under section 7a of the building zone resolution,

TO PERMIT in a residence district the alteration and conversion of occupancy of three (3) one-car private garages to stores.

677-28-BZ.

APPLICANT—Schreiber, Collins, Myers & Buchter, for Ralston Realty Co., owner.

PREMISES—2191 Grand Concourse, west side, 102.96 ft. south of East 182nd street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

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TO PERMIT in a residence district the erection and maintenance of a building having stores in the first story and dwellings above.

85-28-BZ.

APPLICANT—John J. Dunnigan, for Saco Construction Corp., owner.

PREMISES—1453-1463 Cromwell avenue, west side, 518.78 ft. north of West 170th street, The Bronx.

APPLICATION, under section 21 of the building zone resolution,

TO PERMIT in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

31-28-BZ.

APPLICANT—Michael E. Pellegrino, owner.

PREMISES—2898-2908 Ocean avenue, southwest corner of Avenue Y, Brooklyn.

APPLICATION, under sections 7g and 21 of the building zone resolution,

TO PERMIT in a business district the erection and maintenance of a gasoline service station and, also, a garage for the storage of more than five (5) motor vehicles.

JANUARY 2, 1929, 10 A. M.

Appeal from Administrative Order.

350-28-A—330 Rivington street, Manhattan.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Wednesday morning, January 2, 1929, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 256-28-BZ—Application, March 23, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, substituted for Philip Steigman, on behalf of Leviathan Holding Co., Inc., owner, to permit in a residence district the alteration and change of occupancy of the first story of an apartment house from dwelling use to stores; premises 1601 University avenue, northwest corner of West 174th street, The Bronx.

CAL. NO. 575-28-BZ—Application, June 27, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Masonry Waterproofing Co., Inc., owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 299-325 Herkimer street, Brooklyn.

CAL. NO. 1059-26-BZ—Application, December 30, 1926, reopened by the board on September 18, 1928, under section 21 of the building zone resolution, of The John C. Wandell Co., applicant, on behalf of Sara G. Thomas, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously withdrawn); premises 153-10 to 153-16 Kissena road, northwest corner of West avenue, Flushing, Borough of Queens.

CAL. NO. 405-28-BZ—Application, April 30, 1928, under section 21 of the building zone resolution,

of David L. Malbin, applicant, on behalf of Pasquale Sabbarese and Antonetta Sabbarese, owners, to permit in a business district the erection and maintenance of a gasoline service station; premises 387 Hawthorne street, Brooklyn.

CAL. NO. 1-28-BZ—Application, January 3, 1928, under section 21 of the building zone resolution, of William F. Doyle, applicant, on behalf of Florence M. Steinberg, owner, to permit in a business district the erection and maintenance of a gasoline service station (previously denied); premises 3401 Kingsland avenue, northwest corner of Boston road, The Bronx.

CAL. NO. 316-28-BZ—Application, April 5, 1928, under sections 7a, 7e and 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Salvatore Carvell, owner, to permit in a residence district the erection and maintenance of an extension and also the extension in height of an existing garage for the storage of more than five (5) motor vehicles within a business district; premises 815-821 Classon avenue, east side, 72 ft. 6 in. south of St. Johns place, and 536-544 St. Johns place, south side, 100 ft. east of Classon avenue, Brooklyn.

CAL. NO. 956-27-BZ—Application, August 26, 1927, under sections 7e and 21 of the building zone resolution, of Henry R. Mygatt, applicant, on behalf of Stanley Murray, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles (previously denied); premises east side of Jerome avenue, 105.36 ft. north of East 172nd street, The Bronx.

CAL. NO. 223-28-BZ—Application, March 12, 1928, under sections 7g and 21 of the building zone resolution, of J. Gerald Shea, applicant, substituted for Emil Guterman, on behalf of Edward J. Foy, et al., owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles, also the installation of a gasoline service station (previously withdrawn); premises 329-53 Skillman avenue, north side, 11 ft. east of Lowery street, Long Island City, Borough of Queens.

CAL. NO. 630-28-BZ—Application, July 23, 1928, under section 21 of the building zone resolution, of Celler & Kraushaar, applicants, on behalf of Arseekay Syndicate, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises southwest corner of Liberty avenue and 78th street, Woodhaven, Borough of Queens.

CAL. NO. 672-28-BZ—Application, August 15, 1928, under section 21 of the building zone resolution, of Hallinan & Groh, applicants, on behalf of William Zagarino, owner, to permit in a business district the erection and maintenance of a gasoline ser-

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vice station; premises northeast corner of Van Wyck boulevard and Lincoln avenue, Jamaica, Borough of Queens.

CAL. NO. 150-28-BZ—Application, February 20, 1928, under section 21 of the building zone resolution, of William Lyman, applicant, substituted for William Farrell, on behalf of Bronx Architectural Iron Works, owner, to permit in a residence district the maintenance of the use and occupancy of an existing building for the manufacture of iron and steel work; premises 850 East 221st street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

JANUARY 2, 1929, 2 P. M.

Petitions for Variations.

671-28-S—743 Fifth avenue, Manhattan.
571-28-S—4014-4016 Park avenue, The Bronx.
289-28-S—146-150 West 34th street and 141-153 West 33rd street, Manhattan.
529-28-S—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.

CALL OF CLERK'S CALENDAR

TUESDAY, JANUARY 8, 1929, AT 2 P. M.

Building Zone Cases.

651-28-BZ.
APPLICANT—Edward P. Doyle, for James Vefrano, lessee (21-year lease).
PREMISES—52 West 53rd street, Manhattan.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a residence district the maintenance of the basement and first story for business occupancy.

729-28-BZ.
APPLICANT—Buchman & Kahn, for Bryant Improvement Co., owner.
PREMISES—304-320 East 45th street, Manhattan.
APPLICATION, under section 7b of the building zone resolution,
TO PERMIT the extension, from an unrestricted district into a business district, of a proposed factory building.

714-28-BZ.
APPLICANT—William F. Doyle, for Kew Gardens Holding Corp., owner.
PREMISES—North side of Union Turnpike, 110.16 ft. west of Queens boulevard, Kew Gardens, Borough of Queens.
APPLICATION, under sections 7g, 7c and 21 of the building zone resolution,
TO PERMIT in a residence district, extending from a business district, the erection and maintenance of a business building.

725-28-BZ.
APPLICANT—William F. Doyle, for Unimont Holding Corp., owner.
PREMISES—4263-4289 Third avenue, The Bronx.
APPLICATION, under section 21 of the building zone resolution,
TO PERMIT in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

JANUARY 8, 1929, 10 A. M.

Appeals from Administrative Orders.

412-28-A—1493-1501 Broadway, Manhattan.
576-28-A—628-642 Amboy street, northwest corner of East 98th street, Brooklyn.
580-28-A—1 East 57th street, northeast corner of Fifth avenue, Manhattan.
465-28-A—850 ft. south of Goethal Bridge and 6,000 ft. east of Arthur Kill, Borough of Richmond.
596-28-A—547-571 Watkins street, 780-820 Stone avenue and 233-255 Lott avenue, Brooklyn.
967-28-A—267 New Lots avenue, north side, 40 ft. 1¼ in. west of Alabama avenue, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 8, 1929, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 294-28-BZ—Application, April 2, 1928, under section 21 of the building zone resolution, of Arthur M. Spiro and Joseph Spiro, applicants and owners, to permit in a business district the erection and maintenance of a coal yard and coal pockets; premises north side of Great Kills road, 111 ft. west of Amboy road, Great Kills, Borough of Richmond.

CAL. NO. 499-28-BZ—Application, June 1, 1928, under section 21 of the building zone resolution, of William P. Thomas, applicant, on behalf of Farlow Associates, Inc., owner, to permit in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises southeast corner of Undercliff avenue and West 175th street, The Bronx.

CAL. NO. 49-28-BZ—Application, January 18, 1928, under section 21 of the building zone resolution, of Harry Rutheiser, applicant, on behalf of Gotham Realty Corp., owner, to permit in a residence district the erection and maintenance of a building to be used as stores on the first story and as dwellings above; premises 1710 University avenue, east side, 50 ft. north of Brandt place, The Bronx.

CAL. NO. 394-28-BZ—Application, April 23, 1928, under section 21 of the building zone resolution, of Harry B. Kelter, applicant, on behalf of Max Epstein, owner, to permit in a business district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 16221 Willets Point boulevard and 15-02 Utopia Parkway, southwest corner, Whitestone, Borough of Queens.

CAL. NO. 601-28-BZ—Application, July 6, 1928, under sections 7c and 21 of the building zone resolution, of William Weintraub, applicant, on behalf of Max Schoenfeld, owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 7716 Queens boulevard, Elmhurst, Borough of Queens.

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CAL. NO. 622-28-BZ—Application, July 17, 1928, under section 21 of the building zone resolution, of Bregman & Co., Inc., applicant, on behalf of Metry Holding Corp., owner, to permit in a business district the maintenance of a factory building not in conformity with the provisions of section 4 of the building zone resolution; premises 840-846 Barry street and 1141 Burnett place, The Bronx.

CAL. NO. 636-28-BZ—Application, August 6, 1928, under section 7e of the building zone resolution, of Emil Guterman, applicant, on behalf of Salvatore Esposito and Frank Buoniconto, owners, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 5913-5923 13th avenue and 1301-1311 60th street, northeast corner, Brooklyn.

WILLIAM E. WALSH, *Chairman.*

FRIDAY, JANUARY 11, 1929, AT 2 P. M.

SPECIAL MEETING.

Rules.

217-21-SR—Fuel Oil Rules, amendments to.

JANUARY 15, 1929, 10 A. M.

Appeals from Administrative Orders.

527-28-A—212 East 23rd street, Manhattan.

609-28-A—1319 Metropolitan avenue, north side, 522 ft. east of Newtown Creek, Maspeth, Borough of Queens.

686-28-A—408-438 Fulton street, southeast corner of Galatin place, Brooklyn.

Building Zone Applications.

NOTICE IS HEREBY GIVEN by the board of standards and appeals of a public hearing under the provisions of the building zone resolution, *Tuesday morning, January 15, 1929, at 10 o'clock, in Room 1013, Municipal Building, on the following matters:*

CAL. NO. 397-28-BZ—Application, April 25, 1928, under section 21 of the building zone resolution, of Mary E. Keller, applicant and owner, to permit in a business district the erection and maintenance of a gasoline service station; premises 2684-2692 Coney Island avenue, northwest corner of Desmond court, Brooklyn.

CAL. NO. 485-28-BZ—Application, May 25, 1928, under sections 7e and 21 of the building zone resolution, of Hamill, Weinberg & Munro, applicants, substituted for Cohen & Siegel, on behalf of Leon Naham, owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 3561-3567 White Plains road and 670 East 213th street, southwest corner, The Bronx.

CAL. NO. 534-28-BZ—Application, June 12, 1928, under section 21 of the building zone resolution, of William H. Bulkley, applicant, on behalf of Joseph A. Palma, owner, to permit in a business district the erection and maintenance of a garage for more than five (5) motor vehicles and a gasoline service station; premises 5869 Amboy road, north side, 550 ft. from Foster avenue, Princes Bay, Borough of Richmond.

CAL. NO. 530-28-BZ—Application, June 11, 1928, under section 21 of the building zone resolution, of McCooey & Conroy, applicants, on behalf of Gerardo Benvenuto, owner, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles; premises 6314-6322 Fort Hamilton avenue (parkway), northwest corner of 64th street, Brooklyn.

CAL. NO. 558-28-BZ—Application, June 22, 1928, under section 21 of the building zone resolution, of Philip Freshman, applicant, on behalf of Lilly Realty Co., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and, also, a gasoline service station; premises 1664-1678 Eleventh avenue, northwest corner of Prospect avenue, Brooklyn.

CAL. NO. 477-28-BZ—Application, May 22, 1928, under sections 7c and 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of Grandside Realty Corp., owner, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a business building (stores); premises southwest corner of Burnside avenue and Grand Concourse, The Bronx.

CAL. NO. 547-28-BZ—Application, June 19, 1928, under section 21 of the building zone resolution, of John J. Dunnigan, applicant, on behalf of F. Billotto, owner, to permit in a residence district the alteration and conversion of an existing dwelling to a business use (store) on the basement story; premises 3534 Holland avenue, east side, 59.32 ft. north of East 211th street, The Bronx.

WILLIAM E. WALSH, *Chairman.*

JANUARY 15, 1929, 2 P. M.

Petitions for Variations.

147-28-S—128-134 West 30th street, Manhattan.

420-28-S—68-72 Washington street and 44 West street, Manhattan.

383-28-S—205 East 60th street, Manhattan.

599-28-S—555-557 Madison avenue, Manhattan.

631-28-S—25-27 Carroll street, Brooklyn.

702-28-S—836-844 Washington street and 41-49 West 12th street, northwest corner, Manhattan.

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING
FRIDAY MORNING, DECEMBER 14, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

BUILDING ZONE CASES.

477-28-BZ.

APPLICANT—John J. Dunnigan, for The Roman Catholic Church of The Holy Spirit, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—Southwest corner of Burnside avenue and Grand Concourse, The Bronx.

APPEARANCES—

For Applicant: John J. Dunnigan.

For Opposition: None.

ACTION OF BOARD—Laid over to January 15, 1929, at 10 a. m., on request of applicant.

1256-27-BZ.

APPLICANT—Philip J. Sinnott, for Joseph Testagrose, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—37-45 Remsen avenue, Brooklyn.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

5

Negative

0

Absent

0

542-28-BZ.

APPLICANT—Adele M. Razzetti, et al., owners.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—East side of Sedgwick avenue, 292 ft. north of Undercliff avenue, The Bronx.

APPEARANCES—

For Applicant: Philip J. Sinnott.

For Opposition: Edward R. Poerschke, Alfred E. Demarest and Samuel Rosenberg.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

5

Negative

0

Absent

0

1192-27-BZ.

APPLICANT—Henry J. Nurick, for Louis Del Gaudio, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1756-1764 Bushwick avenue, Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: Frank Frederlein.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative

0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon

5

Absent

0

THE RESOLUTION—

(1192-27-BZ)

WHEREAS, Henry J. Nurick, for Louis Del Gaudio, owner, filed, November 11, 1927, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station; premises 1756-1764 Bushwick avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 14, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bushwick avenue is in a business district; Pellington place, north of a point 100 ft. north of Bushwick avenue, is in a residence district, and Fanchon place, north of a point 100 ft. south of Bushwick avenue, is in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered December 31, 1927 (re App. No. 18180-27), reads:

"1. Proposition is contrary to Zone Resolution, Art. II, Sec. 4a (46) gasoline service station in a business district."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 54 ft. 11½ in. on Pellington place and 94 ft. 4½ in. on Bushwick avenue, upon which it is proposed to erect a one-story office, 15 ft. by 20 ft. in area, and to install the necessary tanks and pumps for a gasoline service station; and

WHEREAS, the board deemed that applicant failed to substantiate his basis of appeal under section 21 on the grounds of unnecessary hardship or practical difficulties.

Resolved, that the decision of the superintendent of buildings be and it hereby is affirmed, and that the application be and it hereby is denied.

510-28-BZ.

APPLICANT—Philip Freshman, for Gertrude Holding Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 7g of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and also the installation of a gasoline service station.

PREMISES AFFECTED—15-23 Bay Ridge avenue, northwest corner of Owl's Head court, Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Michael Gagliano and A. E. Holmes.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative

0

Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....

4

Absent: Chief Kenlon.....

1

THE RESOLUTION—

(510-28-BZ)

WHEREAS, Philip Freshman, for Gertrude Holding Corp., owner, filed, June 4, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles and also the installation of a gaso-

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line service station; premises 15-23 Bay Ridge avenue, northwest corner of Owl's Head court, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 14, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bay Ridge avenue is in a business district, Owl's Head court is in a business and residence district and Shore road is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered May 25, 1928 (re App. No. 8459-28), reads:

"Proposition contrary to the zone resolution Art. II, Sec. 4a subdivisions 15 and 46.

"The erection of a garage for more than five motor vehicles and the installation of a gasoline service station in a business district."

and
WHEREAS, the proposed building is to be of fireproof construction, two stories in height, with a frontage of 110 ft. and a depth of 86 ft. 8 in.; to be occupied as a garage for the storage of more than five motor vehicles and a gasoline service station; and

WHEREAS, after a full hearing and examination of all the facts, the board deems that the application brought under section 21 of the building zone resolution fails of any support.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and the application be and it hereby is *denied*.

479-28-BZ.

APPLICANT—Bennett & Koepfel, for Samuel Bikoff, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence use and "E" area district the erection, within the 10 foot setback line, of a side extension of a building.

PREMISES AFFECTED—60-66 89th street, southeast corner of Shore court, Brooklyn.

APPEARANCES—

For Applicant: Emil Koepfel, Samuel Bikoff and William E. Griffin.

For Opposition: Freeman Imperato.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative	0
Negative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Absent	0

THE RESOLUTION—

(479-28-BZ)

WHEREAS, Bennett & Koepfel, for Samuel Bikoff, owner, filed, May 23, 1928, an application, under the building zone resolution, to permit in a residence use and "E" area district the maintenance, within the 10 foot setback line, of a side extension of a building erected without a permit; premises 60-66 89th street, southeast corner of Shore court, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 14, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 89th street, west of a point 100 ft. west of Colonial road, is in a residence use and "E" area district; 89th street, east of a point 100 ft. west of Colonial road, is in a residence use and "C" area district; Colonial road is in a residence use and "C" area district; Narrows avenue is in a residence use and "E" area district; and Shore court is in a residence use and "E" area district; and

WHEREAS, the decision of the superintendent of buildings, rendered March 2, 1928 (re App. No. 4575-28), reads:

"Proposition for side extension to be erected within the 10 ft. setback in a residence district, "E" area, contrary to Art. 4, Sec. 15, Par. D of Zone Resolution."

and

WHEREAS, the existing building is of frame construction, two stories in height, with a frontage of 15 ft. 8 in. and a depth of 41 ft. 2 in.; occupied as a one-family dwelling; it is proposed to maintain the existing extension, 5 ft. by 16 ft. in area and 12 ft. high, which has been built on the northerly side of the house; said extension encroaches 5 ft. within the required 10 foot setback line (from the building line); and

WHEREAS, the board deemed that inasmuch as the structure is an invasion of the area district regulations and was built in violation of the law without application or permit of building bureau.

Resolved, that the decision of the superintendent of buildings be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

590-28-BZ.

APPLICANT—Hamill, Weinberg & Munro, substituted for Cohen & Siegel, for Leo Silver Co., Inc., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7e and 21 of the building zone resolution, to permit, partly in a business district and partly in a residence district, and also within a "B" area district, the alteration and extension in height of an existing garage for the storage of more than five (5) motor vehicles and the installation of a gasoline service station, also the omission of the rear yard required under the zone resolution.

PREMISES AFFECTED—543-549 East Fordham road, north side, 100 ft. east of Bathgate avenue, The Bronx.

APPEARANCES—

For Applicant: James J. Munro.

For Opposition: John J. Lenehan.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative: Chief Kenlon.....	1
Absent	0

THE RESOLUTION—

(590-28-BZ)

WHEREAS, Hamill, Weinberg & Munro, substituted for Cohen & Siegel, for Leo Silver Co., Inc., owner, filed, July 3, 1928, an application, under the building zone resolution, to permit, partly in a business district and partly in a residence district, and also within a "B" area district, the alteration and extension in height of an existing garage for the storage of more than five motor vehicles and the installation of a gasoline service station, also the omission of the rear yard required under the zone resolution; premises 543-549 East Fordham road, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 14, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that East Fordham road is in a business district, and Lorillard place, East 191st street and Bathgate avenue are in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered October 22, 1928 (re App. N. B. 1399-28), reads:

"1. Proposed garage for storage of more than five motor vehicles and gasoline service station partly in business district and partly in residence district is contrary to provisions of Building Zone Resolution,

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"2. Rear yard may be provided as required by Building Zone Resolution.";

and

WHEREAS, it is proposed to reconstruct and extend an existing building; the building, when reconstructed, is to be of fireproof construction, two stories in height, with a frontage of 100 ft. and a depth of 83 ft. and 150 ft., irregular; to be occupied as a garage for the storage of more than five motor vehicles and a gasoline service station; and

WHEREAS, there exists by action of this board, under Cal. No. 447-20-BZ, under section 7e, a garage covering the exact premises, non-fireproof in construction, with a wood-truss roof; and

WHEREAS, it is proposed to alter the existing non-fireproof garage, not exceeding in height the peak of the existing roof; and

WHEREAS, the existing garage on the premises was granted under the rules of exception, section 7; subdivision e.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as the garage use is concerned, the gasoline service station on street front not being permitted, *on condition* that the structure shall be constructed fireproof in accordance with the building code; that the gable walls and rear first story wall shall be unpierced throughout their height and length; that the street wall on the Fordham road front shall be erected flush with the building line; that a rear yard of not less than 10 ft. in depth for the full width of the property at the rear, at the level of the second story, shall be maintained, with wall ventilators attached along rear wall at second story level; that the front elevation shall be finished with face brick with architectural terra cotta or natural stone trim; that any advertising signs displayed shall be restricted to plate glass show windows and one flat wall sign, with not more than one projecting electric sign, indicating the name and title of business conducted on the premises, and that all permits required shall be obtained within six months and any work involved shall be completed within one year from the date of this action.

595-28-BZ.

APPLICANT—William F. Doyle, for Hyrose Building Corp., owner.

SUBJECT—Application (re decision of the tenement house commissioner) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story.

PREMISES AFFECTED—Southeast corner of Montgomery street and Albany avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle and Benjamin H. Haskell.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(595-28-BZ)

WHEREAS, William F. Doyle, for Hyrose Building Corp., owner, filed, July 5, 1928, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of an apartment house with stores on the first story; premises southeast corner of Montgomery street and Albany avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 14, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Montgomery street and Albany avenue are in a residence district and Empire boulevard is in a business district; and

WHEREAS, the decision of the tenement house commissioner, rendered June 15, 1928, reads:

"The use of the first story of proposed building for business purposes is contrary to Art. 2, Sec. 3 of the Building Zone Resolution, and is therefore unlawful.";

and

WHEREAS, the proposed building is to be of non-fireproof construction, six stories and basement in height, with a frontage of 79 ft. and a depth of 140 ft. 7 in.; to be occupied as an apartment house with stores on the basement story; and

WHEREAS, this application is supported by the consents of all the property owners within the affected area; and

WHEREAS, it is proposed to erect a conforming tenement house structure facing on Montgomery street and turning on Albany avenue for a depth of 140 ft. 7 in.; and

WHEREAS, Empire boulevard, the next street southerly from Montgomery avenue, is more than 10 ft. lower; and

WHEREAS, there does exist now on both sides of Albany avenue and immediately abutting stores and business use; and

WHEREAS, the board deems that the application, under section 21, justifies a variation in the nature of an adjustment only for that portion of the cellar area not exceeding a frontage of 40 ft. 7 in. on Albany avenue immediately abutting the existing store use.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, only so far as it affects the basement area for a frontage of 40 ft. 7 in. by a depth of 100 ft. 8¼ in., starting at a point not less than 100 ft. southerly from the intersection of Montgomery street and Albany avenue, for use as retail mercantile stores, *on condition* that the remainder of the premises throughout shall be restricted and confined to conforming residential use and occupancy; that any advertising displayed on this proposed business occupancy shall be restricted to fixed letters on the plate glass show windows; that there shall be no merchandise of any nature or description exposed or displayed beyond the building line of this business use; that this business use shall be restricted specifically from the conduct of any meat market, fish store or hazardous use or occupancy, and that all permits shall be obtained within nine months and whatever work may be involved shall be completed within eighteen months from the date of this action.

528-28-BZ.

APPLICANT—Bly & Hamann, for Sarah A. Sweedler, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7c and 21 of the building zone resolution, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—442-452 89th street and 8902 Fifth avenue, southwest corner of Fifth avenue, Brooklyn.

APPEARANCES—

For Applicant: Nathan Sweedler.

For Opposition: Edward C. Cullen, Morris Fried, Frank Ferrara, Frank H. Lester, Benjamin Liebman, Stephen Kish and Moses Levison.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon..	4
Negative: Commissioner Connell.....	1
Absent	0

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THE RESOLUTION—

(528-28-BZ)

WHEREAS, Bly & Hamann, for Sarah A. Sweedler, owner, filed, June 9, 1928, an application, under the building zone resolution, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 442-452 89th street and 8902 Fifth avenue, southwest corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its special meeting, December 14, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that 89th street is in an unrestricted district, Fifth avenue is in a business district and 90th street is in an unrestricted and business district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 4, 1928 (re App. No. 8870-28), reads:

"Public garage for more than 5 cars in a business district is prohibited use, as per B. Z. Resolution, Art. 2, Sec. 15 and is hereby denied.";

and

WHEREAS, the proposed building is of non-fireproof construction, two stories in height, with a frontage of 75 ft. and a depth of 106 ft. 11 in.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the property is cut by two use districts therefore coming under purview of section 7c; the unrestricted area on 89th street lying between Fourth and Fifth avenues, with garages directly opposite; and

WHEREAS, the board deems that applicant is entitled to relief under section 21 on the grounds of unnecessary hardship and practical difficulties.

Resolved, that the board of standards and appeals does

hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed in height two stories above grade; that the Fifth avenue frontage, street grade, shall be restricted to store use and occupancy for a depth not less than 20 ft. from Fifth avenue and shall be separated from the garage area of the first story by walls of approved masonry; that the westerly and southerly gable walls shall be unpierced throughout their entire height and length; that any openings for vehicular use shall be restricted to the 89th street front and shall be located not less than 75 ft. westerly from the corner formed by the intersection of Fifth avenue and 89th street; that any gasoline storage equipment installed shall be located not less than 75 ft. from the Fifth avenue corner and shall be restricted in operation, use and maintenance to the interior of the premises; that the front elevation shall be finished with light-color face brick, with two-tone colored brick for trim if of panel design, with architectural terra cotta or natural stone trim; that no roof sign shall be erected or maintained; that any advertising sign displayed shall be restricted to the plate glass show windows of the store fronts on Fifth avenue and that not more than one projecting electric sign shall be erected on 89th street, indicating the name and title of business conducted on the premises; that the architect shall make a return of the drawings for approval to this board before submission to the superintendent of buildings in accordance with the foregoing conditions, and that all permits required shall be obtained within nine months and any work involved shall be completed within eighteen months from the date of this action.

Adjourned 1.20 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY AFTERNOON, DECEMBER 14, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

PETITION FOR VARIATION.

152-28-S.

PETITIONER—William F. Doyle, for Alan Realty Co., owner.

SUBJECT—Application for reopening—modification—re variation of the labor law as cited in a decision of the superintendent of buildings.

PREMISES AFFECTED—1384-1388 Broadway, Manhattan.

APPEARANCES—

For Petitioner: William F. Doyle and Erhard Djorup.

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Holland and Guilfoyle and Chief Kenlon.. 4

Negative: Commissioner Connell..... 1

Absent 0

THE RESOLUTION—

(152-28-S)

WHEREAS, William F. Doyle, for Alan Realty Co., owner, filed, February 21, 1928, a petition for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 1384-1388 Broadway, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered February 9, 1928, reads:

"1. All windows throughout must comply with Sec. 264-7 Labor Law and Rule 503 of Industrial Code.";

and

WHEREAS, the building is fireproof, twenty-three stories in height, having a frontage of 78 ft. $\frac{1}{4}$ in. on Broadway and 102 ft. 2 in. on West 38th street; OCCUPIED: 1st story, stores; 2nd story, bank; upper stories, offices, show-rooms and 25 per cent manufacturing, approximately 30 persons per story; EQUIPPED with a sprinkler system; EXITS: two interior fireproof stairways, extending from the first story to roof, enclosed in fireproof partitions with fireproof doors at openings; and

WHEREAS, there are openings in both street walls of the building on the first, second, third and fourth stories glazed with plate glass; the maximum area of the glass not exceeding on the first story 8 ft. by 13 ft.; on the second story 6 ft. by 7 ft.; on the third story 8 ft. by 10 ft., and on the fourth story 8 ft. by 10 ft.; and

WHEREAS, petitioner contends that a strict compliance with the labor law as to the area of the glass would destroy the intended use of the four lower stories and would also detract from the architectural appearance of the building; and

WHEREAS, this petition was granted by the board at its meeting, July 3, 1928, on certain conditions, and petitioner requested a modification of these conditions as to area of glass in windows of first story.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the windows of the three lower stories,

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street front, *on condition* that all openings shall be equipped with approved metal frames and sash, glazed with one-quarter-inch polished plate glass, and that the requirements of the labor law shall be complied with in all other respects.

RULES.

217-21-SR.

PETITIONER—Greater New York Oil Heating Association.

SUBJECT—Amendments to Fuel Oil Rules. Consideration of proposed amendments resubmitted on November 22, 1928, by the fire prevention bureau.

APPEARANCES—

For Petitioner: William B. White, G. H. Hallock, M. J. Sage and F. H. Lewis, et al.

For Administration: Inspectors Carroll and Michaels of fire department.

ACTION OF BOARD—Rules, as tentatively adopted, ordered printed for final consideration at hearing set for Friday afternoon, January 11, 1929, at 2 o'clock. Public hearing closed. (See page 1314 for rules as tentatively adopted.)

Adjourned 5.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 18, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon.

The minutes of the special meeting of the board, held on Friday morning, December 7, 1928; the minutes of the special meeting of the board, held on Friday afternoon, December 7, 1928; the minutes of the regular meeting of the board, held on Tuesday morning, December 11, 1928, and the minutes of the regular meeting of the board, held on Tuesday afternoon, December 11, 1928, were approved as printed in Bulletin No. 51, Vol. XIII.

APPEALS FROM ADMINISTRATIVE ORDERS.

527-28-A.

APPELLANT—John J. Dunnigan, for Strack Realty Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—212 East 23rd street, Manhattan.

APPEARANCES—

For Appellant: J. F. Dusenbury.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 15, 1929, at 10 a. m., on request of appellant's representative.

350-28-A.

APPELLANT—Croker National Fire Prev. Eng. Co. for Maria J. Doscher, owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—330 Rivington street, Manhattan.

APPEARANCES—

For Appellant: George Johnston.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 2, 1929, at 10 a. m., on request of appellant's representative.

465-28-A.

APPELLANT—Gulf Refining Company, owner.

SUBJECT—Appeal from decision of the fire commissioner.

PREMISES AFFECTED—850 feet south of Goethals Bridge and 6,000 feet east of Arthur Kill, Richmond.

APPEARANCES—

For Appellant: None.

For Administration: Inspector Carroll of fire department.

ACTION OF BOARD—Laid over to January 8, 1929, at 10 a. m.

612-28-A.

APPELLANT—Croker National Fire Prev. Eng. Co., for Bramhall Deane Co., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—649-661 Kent avenue and 26-42 Keap street, Brooklyn.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Guilfoyle and Holland and Chief Kenlon

Negative

Absent: Chairman Walsh.....

648-28-A.

APPELLANT—Croker National Fire Prev. Eng. Co., for Clairhaze Holding Corp., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—65-67 Madison avenue and 27-29 East 27th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Appeal withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Guilfoyle and Holland and Chief Kenlon

Negative

Absent: Chairman Walsh.....

365-28-A.

APPELLANT—The Alice Foote MacDougall Coffee Shops, Inc., lessee.

SUBJECT—Appeal from decision of the superintendent of buildings.

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PREMISES AFFECTED—50 West 57th street, Manhattan.

APPEARANCES—

For Appellant: Thomas J. Donovan.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Guilfoyle and Holland and

Chief Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

1426-24-A.

APPELLANT—William F. Doyle, for Theresa D. Browning, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—2121-29 Broadway and 227-229 West 74th street, Manhattan.

APPEARANCES—

For Appellant: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(1426-24-A)

WHEREAS, William F. Doyle, for Mrs. Theresa D. Browning, owner, filed, December 3, 1924, an appeal, with the board of appeals, from an order of the fire commissioner, affecting premises 2121-2129 Broadway and 227-229 West 74th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated August 7, 1924 (Order No. 63036-F), reads:

"1. Install a standpipe system with risers 4 in. in diameter tested to withstand a pressure of 300 lbs. per square inch, extending from cellar to roof, with necessary check valves and 2½ inch regulation fire department outlets on each story (including basements, cellars and roofs), placed within main stairway enclosure. Each outlet to be provided with sufficient feet of 2½ inch standard hose attached thereto."

and

WHEREAS, the building is non-fireproof, four stories (50 ft.) in height, having a frontage of 91 ft. on Broadway and a frontage of 143 ft. on West 74th street; an approximate area of 10,575 sq. ft.; OCCUPIED: 1st story, restaurant; 2nd and 3rd stories, factory, dressmaking and millinery; 4th story, billiard club; approximately 166 persons above the first story; and

WHEREAS, the original appeal was granted June 2, 1925, on certain conditions, for a temporary period of two years; and

WHEREAS, Croker National Fire Prevention Engineering Co. substituted for William F. Doyle, appellant, requests a reopening and modification of the resolution eliminating the time restriction, and claims that the owner has now decided not to demolish the building; it is also proposed to install the standpipe system in accordance with the rules, except the present 2,500-gallon roof tank will be used, having 2,000 gallons reserved for standpipes; the bottom of the tank is 14 ft. 6 in. above the highest outlet on the top story.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, only so far as it affects the capacity of the roof tank and the height of same above the roof, *on condition* that a tank with a capacity of not less than 2,400 gallons, not less than 14 ft. above the hose outlet on the top story, shall be provided; that there shall be retained in the tank

for standpipe reserve not less than 2,000 gallons, and that the standpipe installation shall otherwise comply with the rules in all other respects; further, that the building be not increased in height or area.

566-28-A.

APPELLANT—Thomas J. Donovan, for Andrews Laundry Service Co., Inc., owner.

SUBJECT—Appeal from order of the fire commissioner.

PREMISES AFFECTED—429-435 East 23rd street and 432-438 East 24th street, Manhattan.

APPEARANCES—

For Appellant: Thomas J. Donovan and E. J. Gross.

For Administration: Inspector Meyer of fire department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and

Chief Kenlon 5

Negative 0

Absent 0

THE RESOLUTION—

(566-28-A)

WHEREAS, Thomas J. Donovan, for Andrews Laundry Service Co., Inc., owner, filed, June 23, 1928, an appeal from an order of the fire commissioner, affecting premises 429-435 East 23rd street and 432-438 East 24th street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated April 9, 1928 (Order No. 42333-C), reads:

"1. Discontinue the washing or immersing of a garment, fabric, fibre or article in a liquid product of petroleum for the purpose of cleaning it. Sec. 10, Ch. 10, Code of Ordinance.

"2. Discontinue the storage or use of varnoline or any other liquid product of petroleum in violation of the Code of Ordinances, Sec. 113, Ch. 10."

and

WHEREAS, the building is fireproof, three stories in height, 87 ft. 6 in. by 197 ft. 6 in. in area; OCCUPIED by one concern as a laundry and cleaning establishment; a portion of the first story being occupied for the storage of motor delivery trucks; 1st story, 60 persons; 2nd story, 130 persons; 3rd story, 80 persons; and

WHEREAS, the varnoline is stored in four tanks, each having a capacity of 1,460 gallons, the tanks being buried below the floor of the "varnoline room" which is a fireproof compartment on the first story of the premises; and

WHEREAS, the appellant contends that the building is adequately provided with exits; that there is installed an automatic sprinkler system and a standpipe system and contends, further, that varnoline is not classed as a volatile inflammable liquid; that its flashpoint is high (about 104) and that it is safe for the proposed use; and

WHEREAS, the flashpoint of this material is substantially higher than the flashpoint of similar mixtures permitted in dry cleaning and laundry establishments.

Resolved, that the order of the fire commissioner be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the storage of this mixture shall be restricted to a room of fireproof construction on the first story, limited in quantity on the premises at any one time to not more than 1,460 gallons, and shall be buried below the floor of the lowest story in an approved steel tank; that there shall be not more than one doorway from the interior of this room to the interior of the building equipped with self-closing fireproof door opening in to this room in which the material is stored and known as the dry-cleaner room; that there shall be provided to an open alleyway adjoining to the east, in the same ownership, a doorway from the dry-cleaner room, and one double-hung win-

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dow to the room adjoining immediately to the north and designated as a dry-tumbler room, which shall be enclosed in fireproof construction, with not more than one door to the interior of the building, opening in, equipped with self-closing fireproof door; that from the dry-tumbler room to the alley there shall be an approved single-acting door, opening out, and one double-hung window; that the use and operation of this cleaning material shall be restricted to these two rooms on the first story, and shall be conducted in accordance with the laws pertaining to and affecting dry-cleaning establishments, and that all permits required shall be obtained before the use and operation is commenced.

BUILDING ZONE CASES.

601-28-BZ.

APPLICANT—William Weintraub, for Max Schoenfeld, owner.

SUBJECT—Application (re decision of the fire commissioner) under sections 7c and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—7716 Queens boulevard, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: William Weintraub.

ACTION OF BOARD—Laid over to January 8, 1929, at 10 a. m., to amend to include bureau of buildings decision.

547-28-BZ.

APPLICANT—John J. Dunnigan, for F. Billotto, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the alteration and conversion of an existing dwelling to a business use (store on the basement story).

PREMISES AFFECTED—3534 Holland avenue, east side, 59.32 feet north of East 211th street, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: None.

ACTION OF BOARD—Laid over to January 15, 1929, at 10 a. m., on request of applicant's representative.

45-28-BZ.

APPLICANT—John J. Dunnigan, for Marles Realty Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2871 Bailey avenue, west side, 337.08 feet south of West 230th street, The Bronx.

APPEARANCES—

For Applicant: J. F. Dusenbury.

For Opposition: None.

ACTION OF BOARD—Application laid over subject to amendment of application; fixing of new area; calendar call and public hearing.

661-28-BZ.

APPLICANT—J. H. Springstead, for South Shore Securities Corp., owner.

SUBJECT—Application (re decision of the fire commissioner) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Amboy road and Richmond avenue, Eltingville, Richmond.

APPEARANCES—

For Applicant: J. H. Springstead.

For Opposition: None.

ACTION OF BOARD—Application laid over subject to amendment under section 7g; fixing of new area; calendar call and public hearing.

641-28-BZ.

APPLICANT—Thomas O'Rourke Gallagher, for Salvatore Ferraioli, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2713-2717 Harway avenue, Brooklyn.

APPEARANCES—

For Applicant: Thomas O'Rourke Gallagher.

For Opposition: None.

ACTION OF BOARD—Laid over to December 26, 1928, at 10 a. m., for full vote of the board.

THE VOTE TO GRANT—

Affirmative: Commissioners Guilfoyle and

Holland and Chief Kenlon..... 3

Negative: Acting Chairman Connell..... 1

Absent: Chairman Walsh..... 1

455-28-BZ.

APPLICANT—Alfred J. Boulton, for Abe Brody, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7g and 21 of the building zone resolution, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—867-879 Gravesend avenue, east side of Gravesend avenue, 80 feet south of Avenue F, Brooklyn.

APPEARANCES—

For Applicant: Alfred J. Boulton.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners

Connell, Holland and Guilfoyle.... 4

Negative 0

Absent: Chief Kenlon..... 1

615-28-BZ.

APPLICANT—Hamill, Weinberg and Munro, for Francis J. Gaffney, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—581-591 Gravesend avenue, east side, 100 feet south of Avenue C, Brooklyn.

APPEARANCES—

For Applicant: James J. Munro.

For Opposition: Marvin Schulman.

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ACTION OF BOARD—Application withdrawn. THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

462-28-BZ.

APPLICANT—Philip Steigman, for Equity Land Corp., owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7-g and 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—11912-11922 Merrick boulevard, St. Albans, Borough of Queens.

APPEARANCES—None.

ACTION OF BOARD—Application withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Acting Chairman Connell, Commissioners Guilfoyle and Holland and Chief Kenlon 4
Negative 0
Absent: Chairman Walsh..... 1

603-28-BZ.

APPLICANT—Abraham L. Doris, for Joseph Lieb owner.

SUBJECT—Request for acceptance; application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles and also the installation of a gasoline service station.

PREMISES AFFECTED—593-615 Albany avenue, southeast corner of Rutland road, Brooklyn.

APPEARANCES—

For Applicant: Abraham M. Morris.

ACTION OF BOARD—Request for acceptance of application denied.

THE VOTE—

Affirmative: Commissioner Guilfoyle..... 1
Negative: Acting Chairman Connell, Commissioner Holland and Chief Kenlon.... 3
Absent: Chairman Walsh..... 1

664-28-BZ.

APPLICANT—William F. Doyle, for Annie Silverman, owner.

SUBJECT—Application (re decision of the fire commissioner) under sections 7c, 7e and 21 of the building zone resolution, to permit in a business district extending from an unrestricted district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—636-640 Gates avenue, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: Gabriel Abeliès and Robert K. Story.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Guilfoyle and Holland 2
Negative: Acting Chairman Connell and Chief Kenlon 2
Absent: Chairman Walsh..... 1

THE RESOLUTION—

(664-28-BZ)

WHEREAS, William F. Doyle, for Annie Silverman, owner, filed, August 13, 1928, an application, under the building zone resolution, to permit in a business district, extending from an unrestricted district, the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 636-640 Gates avenue, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 18, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Gates avenue is in both an unrestricted district and business district, Sumner avenue is in a business district and Monroe street is in a residence district; and

WHEREAS, the decision of the fire commissioner, rendered August 8, 1928 (re Plan No. 2615-28), reads:

"1. A garage for more than five cars at the above premises being in a business district may not be permitted.";

and

WHEREAS, the decision of the superintendent of buildings, rendered December 6, 1928 (Applic. No. 20709-28), reads:

"Proposition contrary to the Zone Resolution, Art. II, Sec. 4(a), Subdiv. 15.

"The erection of a garage for more than five motor vehicles partly in a business and partly in an unrestricted district." ;

and

WHEREAS, the proposed building is to be of non-fireproof construction, two stories in height, with a frontage of 80 ft. and a depth of 100 ft.; to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, the board deems that applicant did not substantiate his bases of appeal brought under sections 7c, 7e and 21 of the building zone resolution.

Resolved, that the decisions of the fire commissioner and superintendent of buildings be and it hereby is affirmed, and the application be and it hereby is denied.

608-28-BZ.

APPLICANT—I. H. Lee, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—366 Beryl avenue, southeast corner of Parkwood avenue, Princes Bay, Richmond.

APPEARANCES—

For Applicant: Henry J. Herzog.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(608-28-BZ)

WHEREAS, I. G. Lee, owner, filed, July 13, 1928, an application, under the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station, premises 366 Beryl avenue, southeast corner of Parkwood avenue, Princes Bay, Borough of Richmond; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting,

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December 18, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Beryl avenue, Parkwood avenue and Bradford avenue are all in a business district; and

WHEREAS, the decision of the superintendent of buildings, rendered July 5, 1928, reads:

"You are hereby notified that New Building Application No. 1422/28, filed by you, in which you proposed to build an oil and gas station on the southeast corner of Beryl & Parkwood Avenues, No. 366 Beryl Avenue, Princes Bay, Staten Island, is disapproved for the reason that it is contrary to Section 4, Article 2, Subdivision 46 of the Zoning Resolution."

and

WHEREAS, the premises consist of a plot of ground having a frontage of 80 ft. on Beryl avenue and 80 ft. on Parkwood avenue, upon which it is proposed to erect a one-story store, 16 ft. by 20 ft. in area, and to install three 550-gallon tanks and the necessary pumps for a gasoline service station; and

WHEREAS, the application is brought under section 21 and is supported by unanimous consent of property substantially in excess of an area common in practice to fixed areas under section 7g; and

WHEREAS, the board deems, in view of the general support by consent of all property affected, and the undeveloped area generally prevailing in the vicinity, that under rule of exception 7, subdivision f, a temporary permit of two years is a warrantable adjustment awaiting the development of the neighborhood in general, and it would be a hardship to deny a temporary relief.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted*, for a temporary period of two years, *on condition* that any building erected thereon for use in conjunction with this business shall not exceed one story in height; that all permits for the prosecution of the work shall be obtained within six months and the work shall be completed within six months from the date of this action.

616-28-BZ.

APPLICANT—James Kearney, for Salvatore M. De Pasquale, owner.

SUBJECT—Application (re decision of the superintendent of buildings) under sections 7a and 21 of the building zone resolution, to permit in a residence district the alteration and extension of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—383 East 201st street, north side, 46.59 feet east of Decatur avenue, The Bronx.

APPEARANCES—

For Applicant: John Caldwell Meyer and James Kearney.

For Opposition: James F. Carroll, J. T. Judge and C. G. Webster.

ACTION OF BOARD—Application granted on condition.

THE VOTE TO GRANT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(616-28-BZ)

WHEREAS, James Kearney, for Salvator M. De Pasquale, owner, filed, July 16, 1928, an application, under the building zone resolution, to permit in a residence district the alteration and extension of an existing garage for the storage of

more than five motor vehicles; premises 383 East 201st street, north side, 46.59 ft. east of Decatur avenue, Borough of The Bronx; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 18, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Webster avenue is in a business district; East 201st street, west of a point 100 ft. west of Webster avenue, is in a residence district, and Decatur avenue is in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered June 30, 1928 (re Applic. Alt. 372-28), reads:

"1. Proposed extension of garage for storage of more than five motor vehicles in residence district is contrary to provisions of Building Zone Resolution."

and

WHEREAS, the existing public garage for the storage of more than five motor vehicles is non-fireproof, two stories and basement in height, and 50 ft. by 106.42 ft. deep; it is located 26 ft. to the north of East 201st street building line and extends through to Mosholu Parkway; it is proposed to remove the existing southerly street wall (on East 201st street) and to extend the two stories and basement southerly for a distance of 26 ft. to the building line; the building as altered to be occupied as a garage for the storage of more than five motor vehicles; and

WHEREAS, there now exists on these premises a garage, a variation for which was granted by the board of appeals, under Cal. No. 164-16-BZ, for a change of use from a stable to a garage; and

WHEREAS, it is proposed to extend the existing garage building on the 201st street front 26 ft., enclosing land now in use as gas service and runway of the existing garage structure; the board deems the variation strictly within the provisions of section 21 and section 7a and 6.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not be increased in height; that the existing structure with the proposed addition shall be reconstructed fireproof; that any advertising shall be limited and restricted to one projecting sign indicating the name and title of the business conducted on the premises; that there shall be no gasoline sold, disbursed or distributed outside the building line; that the front elevation shall be finished with face brick and architectural terra cotta of attractive design and that a return of the drawings shall be made to this board for approval before submission to the superintendent of buildings; that all permits required shall be obtained within six months and all work involved thereby completed within one year from the date of this action.

665-28-BZ.

APPLICANT—William F. Doyle, for Geo. H. Hochschwender, owner.

SUBJECT—Application (re decision of superintendent of buildings) under section 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a business building for store occupancy.

PREMISES AFFECTED—2022-2034 Bedford avenue and 99-103 Clarkson avenue, northwest corner, Brooklyn.

APPEARANCES—

For Applicant: William F. Doyle.

For Opposition: A. L. Pomarantz, Max Rosenbloom and Paul V. Prendergast.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

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Negative: Chief Kenlon..... 1
Absent 0

THE RESOLUTION—

(665-28-BZ)

WHEREAS, William F. Doyle, for George H. Hochschwender, owner, filed, August 13, 1928, an application, under the building zone resolution, to permit in a residence district the erection and maintenance of a business building for store occupancy; premises 2022-2034 Bedford avenue and 99-103 Clarkson avenue, northwest corner, Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application by the board of standards and appeals, at its regular meeting, December 18, 1928, after due notice by publication in the Bulletin of the Board of Standards and Appeals; and

WHEREAS, the use district maps accompanying the building zone resolution show that Bedford avenue, Clarkson avenue and Parkside avenue are all in a residence district; and

WHEREAS, the decision of the superintendent of buildings, rendered August 8, 1928 (re App. No. 13182-1928), reads:

"Proposed one-story buildings to be used as stores and to be located in a residence district, contrary to Art. II, Sec. 3 of the Zone Resolution;"

and

WHEREAS, the proposed building is to be of non-fireproof construction, one story in height, with a frontage of 50 ft. 8¼ in. and a depth of 120 ft. 3½ in.; to be occupied as a business building for store occupancy; and

WHEREAS, there exists for the remainder of the street front on Bedford avenue to the next street a gasoline service station, and there exists on the corner directly opposite, a public garage and gasoline service station; the limited area of this plot, in the judgment of the board, does not lend this to a development of the conforming residential use, and the board believes a denial would be arbitrary discrimination and under rule 21, practical difficulties and unnecessary hardship, an adjustment of the zoning resolution is fully justified in this case.

Resolved, that the board of standards and appeals does hereby *make a variation* in the application of the use district regulations of the building zone resolution, and that the application be and it hereby is *granted on condition* that the building shall not exceed in height one story above grade; that the use and occupancy shall be restricted to retail mercantile shops or store use; that no store shall be used for the sale of beverages or edibles of any nature or description, other than a duly licensed pharmacy or apothecary; that there shall be no opening on the Clarkson avenue front, other than windows, the sills of which shall be not less than 6 ft. above the grade level; that there shall be no advertising of any nature or description displayed on the Clarkson avenue frontage; that any advertising or sign display shall be restricted to plate glass show windows on the Bedford avenue store fronts; that there shall be no merchandise or display exposed or maintained outside of the building line of these premises; that there shall be no roof sign erected or maintained; that the facade shall be of attractive architectural design with cornice of substantial girth with balustrade parapet; that the architect shall make a return of the design to this board for approval before submission to the superintendent of buildings; that the requirements of the building zone resolution shall be complied with in all other respects, and that all permits required shall be obtained within six months and any work shall be completed within one year.

APPROVAL OF PLANS.

392-28-BZ.

APPLICANT—James J. Kearney, substituted for John J. Buckley, owner.

SUBJECT—Application for approval of plans in accordance with resolution adopted by the board under date of December 4, 1928.

PREMISES AFFECTED—Northeast corner of Cross Island boulevard and Hollis avenue, Bellaire, Queens.

APPEARANCES—

For Applicant: James J. Kearney.

For Opposition: None.

ACTION OF BOARD—Plans approved, in accordance with engineer's report.

THE VOTE TO APPROVE PLANS—

Affirmative: Acting Chairman Connell, Commissioners Guilfoyle and Holland and

Chief Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

CASES DISMISSED.

Under the Building Zone Resolution.

The chairman called attention to the following cases, where notices of intention to appeal were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative officials in the performance of their duties:

(275-28-BZ)

Filed March 28, 1928—Premises west side of White Plains road, 162 ft. south of Allerton avenue, Borough of The Bronx. Decision of the superintendent of buildings. Applicant: William L. Morris. Dismissed for lack of prosecution.

(338-28-BZ)

Filed April 12, 1928—Premises 2133 Strang avenue, northeast corner of Monticello avenue, Borough of The Bronx. Decision of the superintendent of buildings. Applicant: William L. Morris. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief

Kenlon 4

Negative 0

Absent: Chairman Walsh..... 1

THE RESOLUTION—

WHEREAS, the foregoing applicants have filed with the board of standards and appeals applications, under the building zone resolution, affecting the premises in question; and

WHEREAS, the applicants have failed to complete their papers, though duly notified to do so.

Resolved, that the applications be and they hereby are *dismissed* for lack of prosecution.

AREAS FIXED.

(891-28-BZ)

The acting chairman presented and read a communication from Henry C. Brucker, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 25-11 Van Cortlandt avenue, Ridgewood, Borough of Queens.

The following area was approved by the board:

The north side of 71st (Van Cortlandt) avenue from a point 100 ft. east of Cypress Hills avenue to a point 400 ft. west of proposed garage; both sides of Cypress avenue from Shaler avenue to 62nd street on the east side and to 70th (Halleck) avenue on the west side; the east side of Fresh Pond road from 71st (Van Cortlandt) avenue to 70th (Halleck) avenue.

(933-28-BZ)

The acting chairman presented and read a communication from Henry C. Brucker, requesting the board to fix an area deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles and also the installation of a gasoline service station; premises 125-02 to 125-24 Metropolitan avenue, southeast corner

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of 125th street and southeast corner of 85th avenue, Jamaica, Borough of Queens.

The following area was approved by the board:

Both sides of 125th street and also 126th street from Metropolitan avenue to a point 400 ft. south of premises in question (not including the unrestricted district); both sides of 85th avenue from 125th street to North Curtis avenue; the south side of Metropolitan avenue from 125th street to a point 200 ft. west of 125th street.

(589-28-BZ)

The acting chairman presented and read a communication from William F. Doyle, requesting the board to fix an area

deemed affected and within which to obtain consents to permit in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles; premises 1014-1024 Brooklyn avenue, Borough of Brooklyn.

The following area was approved by the board:

Both sides of Brooklyn avenue from Tilden avenue to a point 100 ft. north of Snyder avenue; the south side of Snyder avenue from Brooklyn avenue to East 35th street; the east side of East 35th street from Snyder avenue to a point 260 ft. south of Snyder avenue.

Adjourned 3.30 p. m.

WILLIAM J. O'GORMAN, *Secretary.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 18, 1928.

Present: Chairman Walsh, Commissioners Connell, Holland, Guilfoyle and Chief Kenlon.

PETITIONS FOR VARIATIONS

147-28-S.

PETITIONER—John W. Hahner, for 130 West 30th Street Corp., lessee.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—128-134 West 30th street, Manhattan.

APPEARANCES—

For Petitioner: S. Whitney Landon.

ACTION OF BOARD—Laid over to January 15, 1929, at 2 p. m., on request of petitioner's representative.

289-28-S.

PETITIONER—Joseph J. Furman, for Penn Arcade Realty Corp., lessee.

SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—146-150 West 34th street and 141-153 West 33rd street, Manhattan.

APPEARANCES—

For Petitioner: Joseph J. Furman.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 2, 1929, at 2 p. m., on request of petitioner.

529-28-S.

PETITIONER—Gimbel Brothers, Inc., lessee.

SUBJECT—Variation of the labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—1275-1291 Broadway, 100-126 West 33rd street and 101-135 West 32nd street, Manhattan.

APPEARANCES—

For Petitioner: C. J. Collins.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 2, 1929, at 2 p. m., on request of petitioner's representative.

420-28-S.

PETITIONER—Edgar C. Rowe Realty Corp., owner.
SUBJECT—Variation of the labor law as cited in orders of the fire commissioner.

PREMISES AFFECTED—68-72 Washington street and 44 West street, Manhattan.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Laid over to January 15, 1929, at 2 p. m., on written request.

646-28-S.

PETITIONER—Frank M. Walsh and Edward M. Walsh, owners.

SUBJECT—Variation of the labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—396 15th street, Brooklyn.

APPEARANCES—

For Petitioner: None.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

486-28-S.

PETITIONER—Sugarman & Berger, for Garment Center Capitol, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—205-221 West 36th street, 200-214 West 37th street and 494-498 Seventh avenue, southwest corner of West 37th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4

Negative 0

Absent: Chief Kenlon..... 1

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487-28-S.

PETITIONER—Sugarman & Berger, for Garment Center Capitol, Inc., owner.

SUBJECT—Variation of the labor law as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—201-219 West 37th street, 214-224 West 38th street and 500 Seventh avenue, northwest corner of West 37th street, Manhattan.

APPEARANCES—None.

ACTION OF BOARD—Petition withdrawn on written request.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

571-28-S.

PETITIONER—Joseph J. Furman, for Universal Sheet Metal Works, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—4014-4016 Park avenue, The Bronx.

APPEARANCES—

For Petitioner: Joseph J. Furman.
For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition accepted and set for hearing on January 2, 1929, at 2 p. m.

THE VOTE TO ACCEPT—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

556-28-S.

PETITIONER—Boynton Furnace Company, for 58-64 West 40th Street Corp., owner.

SUBJECT—Variation of the labor law as cited in order of the superintendent of buildings.

PREMISES AFFECTED—58-64 West 40th street (6th, 7th, 11th, 12th, 13th, 15th and 16th floors), Manhattan.

APPEARANCES—

For Petitioner: Robert Canfield.

ACTION OF BOARD—Petition dismissed.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

(556-28-S)

WHEREAS, The Boynton Furnace Co., for the 58-64 West 40th Street Corp., filed, June 22, 1928, a petition with the board of standards and appeals for a variation of the requirements of the labor law, as cited in an order of the superintendent of buildings, affecting premises 58-64 West 40th street, Borough of Manhattan; and

WHEREAS, the order of the superintendent of buildings, dated May 31, 1928 (Viol. Order No. 1801-1928), reads:

"In that of having erected partitions of combustible material on the 6th, 7th, 11th, 12th, 13th, 15th and 16th floors, contrary to Section 270 of the Labor Law.

"You are hereby directed to remove the combustible partitions forthwith.";

and

WHEREAS, a similar petition affecting the same premises and location for a similar order was denied by the board January 4, 1927; and

WHEREAS, no new facts have been presented.

Resolved, that the petition be and it hereby is *dismissed* as not being properly before the board.

398-28-S.

PETITIONER—Hermis Press Corp. (The Morning Telegraph), for Louis Kissling, et al., owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

PREMISES AFFECTED—814-826 Eighth avenue and 246 West 50th street, southeast corner, Manhattan.

APPEARANCES—

For Petitioner: John O'Connor.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition dismissed for lack of prosecution, fire department to issue violations against new owner.

THE VOTE TO DISMISS—

Affirmative: Acting Chairman Connell, Commissioners Holland and Guilfoyle and Chief Kenlon

Negative

Absent: Chairman Walsh.....

THE RESOLUTION—

(398-28-S)

WHEREAS, Hermis Press Corp. (The Morning Telegraph), lessee, filed, April 25, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 814-826 Eighth avenue and 246 West 50th street, southeast corner, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 9, 1927, reads:

"Install an adequate interior electric fire alarm system in accordance with the Rules of the Board of Standards and Appeals and the enclosed approved layout.";

and

WHEREAS, the building is non-fireproof, four stories in height, 150 ft. 6 in. by 125 ft. in area at first story and 150 ft. 6 in. by 94 ft. in area above; OCCUPIED: 1st story, press room, 11 persons; 2nd story, engraving department, 51 persons; 3rd story, composing room, 19 persons; 4th story, storage, 6 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: two interior wood stairways, extending from the first story to top story (the northerly stairway extends to the roof), with wood doors at openings; a fire escape on the Eighth avenue front of the building, having fireproof openings along the course thereof, extending from the second story to top story, and counterbalanced stairs to sidewalk; ROOFS of adjoining buildings: 12 ft. lower at south; and

WHEREAS, the petitioner claims that the building is provided with a fire alarm system consisting of eight auxiliary boxes, one master box on first story and two 10-inch electric gongs, one located on each of the first and second stories; furthermore, the petitioner contends that the present fire alarm system is adequate for the remaining period of tenancy until the expiration of the lease on December 31, 1929; and

WHEREAS, no one appeared on behalf of the Hermis Press Corp. when this case was called, the property having changed hands requiring an action of the fire department against new owner.

Resolved, that the petition be and it hereby is *dismissed* for lack of prosecution.

471-28-S.

PETITIONER—Tisdale Lumber Company, owner.

SUBJECT—Variation of the labor law as cited in order of the fire commissioner.

MINUTES

PREMISES AFFECTED—1000 Boulevard, Astoria, Borough of Queens.

APPEARANCES—

For Petitioner: James Tisdale.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition, ratifying action of board of review.

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(471-28-S)

WHEREAS, Tisdale Lumber Co., owner, filed, May 21, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1006 Boulevard, Astoria, Borough of Queens; and

WHEREAS, the order of the fire commissioner, dated May 21, 1928 (Order No. 33730-LD), reads:

"1. Provide an additional means of egress from each floor of the building remote from the interior stairway as per Section 271 of the Labor Law."

and

WHEREAS, the premises consist of several adjoining buildings erected upon a large plot of ground, the corner building is of frame construction, three stories in height, 70 ft. by 55 ft. in area, with a one-story open frame shed, 70 ft. by 27 ft. at east side; OCCUPIED for mill working in connection with a lumber yard: 1st story, 7 persons; 2nd story, 5 persons; 3rd story, 6 persons; EQUIPPED with a sprinkler system; EXITS: an open interior wooden stairway, extending from the first story to top story; an open exterior wooden stairway, leading from the third story to roof of a one-story building adjoining at southwest, having non-fireproof openings along the course thereof; EGRESS from the termination of the fire escape by means of a counterbalanced stairway leading from the roof to one-story adjoining building to the street; ROOFS of adjoining buildings: 17 ft. lower at southwest; and

WHEREAS, the petitioner claims that the order applies only to the corner (mill) building of the lumber yard; that the board of review adopted a resolution in 1918 to the effect: that when a counterbalanced stairway reaching the street will have been provided, the order will be considered complied with; the counterbalanced stairway was provided and in addition an approved sprinkler system was installed; and

WHEREAS, this matter was waived by the board of review of the fire department on September 5, 1918, since which date the entire premises has been additionally protected by the installation of an approved sprinkler system.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, ratifying the action of the board of review of the fire department, dated September 5, 1918, and the petition be and it hereby is granted, as to the existing exit facilities, on condition that the building shall not be increased in height or area.

681-28-S.

PETITIONER—Croker National Fire Prev. Eng. Co., for Vincento Delia, owner.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—1557-1561 Dean street, Brooklyn.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition

THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon 5
Negative 0
Absent 0

THE RESOLUTION—

(681-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Vincento Delia, owner, filed, August 21, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 1557-1561 Dean street, Borough of Brooklyn; and

WHEREAS, the order of the fire commissioner, dated April 11, 1928, reads:

"Order No. 35363-LD:

"1. Provide two interior stairways remote from each other, enclosed with partitions of fireproof material extending from 1st story to 3 ft. above roof. Sec. 270 of the Labor Law."

and

WHEREAS, the building is non-fireproof, two stories (30 ft. 8 in.) in height, 66 ft. 3 in. by 107 ft. 2 1/8 in. in area; faces on two street fronts; OCCUPIED by one tenant, a dealer in rags: 1st story, shipping, receiving, laundry (for rags) and storage space for four motor trucks, 11 persons; 2nd story, assorting rags and office, 12 persons; EQUIPPED with a sprinkler system and a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to roof, enclosed in wood studs, covered both sides with plaster board and metal partitions with wood doors at openings; a fire escape balcony on the northerly, Troy avenue, front, of the second story of the building, having fireproof openings along the course thereof with 45-degree counterbalanced stairway to street; ROOFS of adjoining buildings: to north, one story higher; to south, one story lower; and

WHEREAS, petitioner contends that this order was issued on account of the laundering department on the first story; that the first story is adequately provided with exits; that no work is done on the second story which could bring the building within the requirements of the labor law and requests the acceptance of the existing means of egress; and

WHEREAS, a certificate of occupancy was issued by the superintendent of buildings of Brooklyn, December 31, 1925, for the specific use indicated on the plan of this petition, which certificate is still in force.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is granted on condition that the building shall not be increased in height or area; that a standard 45-degree fire escape as now installed shall be maintained on the rear of the second story with egress direct to the street, together with the fire-resisting enclosed stair at the front of the building; that existing three exits on the first floor shall not be reduced and shall be so maintained, and granted so long as conditions as to occupancy and use remain substantially unchanged.

1108-23-S.

PETITIONER—Herman Wolf, substituted for Croker National Fire Prevention Engineering Co., for Kalb and Bernstein, owners.

SUBJECT—Application for reopening—modification—re variation of labor law, as cited in decision of the superintendent of buildings.

PREMISES AFFECTED—212 West 29th street, Manhattan.

APPEARANCES—

For Petitioner: Herman Wolf.

For Administration: Inspector Maher of fire department.

MINUTES

ACTION OF BOARD—Petition reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1108-23-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Kalb & Bernstein, owner, filed, September 21, 1923, a petition with the board of standards and appeals for a variation from the requirements of the labor law, as cited in a decision of the superintendent of buildings, affecting premises 212 West 29th street, Borough of Manhattan; and

WHEREAS, the decision of the superintendent of buildings, rendered August 21, 1923, reads:

"Upon inspection of the above premises recently with reference to Fire Department Order 36162-LD, Item 1, it was found that the rear fire escape has been arranged in accordance with the requirements of this Bureau and the Labor Law, except that there is still one window on the course of the fire escape at the first floor, which has not been fireproofed; and safe egress from the foot of the fire escape to the street in accordance with the Labor Law has not been provided."

and

WHEREAS, the building is non-fireproof, four stories in height, 25 ft. by 96 ft. in area; OCCUPIED: 1st story, stores, 4 persons; 2nd story, mfg. furs, 7 persons; 3rd story, furs, 12 persons; 4th story, furrier, 8 persons; the means of EGRESS consisting of an interior stairway, extending from the first story to the roof, enclosed in fireproof partitions, with fire doors at the openings; a fire escape at the rear of the building, with landing on roof level, and stationary stair to yard, with egress from yard through adjoining premises at the rear to street; and

WHEREAS, petitioner contends that the means of egress are adequate; and

WHEREAS, a variation of the labor law was granted December 18, 1923, under conditions existing at that time, for egress from the termination of the fire escape to adjoining yards to the west, and since which time the adjoining premises to the west have been built up, closing off the egress to yard; and

WHEREAS, it is now proposed to cross from the termination of the fire escape to adjoining premises at the rear, directly to the south, with egress through the building to 28th street.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and the petition be and it hereby is *granted on condition* that there be provided from the lower balcony of the rear fire escape iron stairs to the rear yard of the adjoining 28th street property, with egress through building thereon direct to the street, *on condition* that the total occupancy above the first floor shall be limited to the legal capacity of the interior stairs, and at no time exceed 25 persons above the first story, and that agreement in affidavit form for egress through the adjoining premises to the rear shall be filed with the superintendent of buildings and fire department, and that the door in the rear of the 28th street building shall be maintained free of access unlocked during working hours.

1169-27-S.

PETITIONER—Wells & Newton Co., Inc., for P. R. Mitchell Co., owner.

SUBJECT—Variation of labor law, as cited in order of the fire commissioner.

PREMISES AFFECTED—548-550 West 23rd street, Manhattan.

APPEARANCES—

For Petitioner: D. MacFarlane.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition. THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle..... 4
Negative 0
Absent: Chief Kenlon..... 1

THE RESOLUTION—

(1169-27-S)

WHEREAS, Wells & Newton Co., Inc., for The P. R. Mitchell Co., owner, filed, October 31, 1927, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 548-550 West 23rd street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated June 16, 1927 (Order No. 22998-LD), reads:

"1. Provide safe and unobstructed egress from the lower termination of the fire escape at east side of building by constructing a fireproof passageway with an unobstructed width of at least 3 feet throughout, leading to the street, adequately lighted at all times during working hours, or by means of providing access to an open area having communication with the street, as per Section 273 of the Labor Law."

and

WHEREAS, the building is of mill construction, six stories in height, 50 ft. by 104 ft. 10 in. in area at first story and 40 ft. by 90 ft. 10 in. in area above; OCCUPIED for the manufacture and storage of pillows and cushions: 1st story, offices, 17 persons; 2nd story, packing, 5 persons; 3rd story, storage, no occupancy; 4th and 5th stories, manufacturing, 25 persons on each story; 6th story, manufacturing and storage, 3 persons; EQUIPPED with a two-source sprinkler system and a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to top story, enclosed in fire-resisting partitions, with metal-covered doors at openings; a fire escape on the east side of the building, having fireproof openings along the course thereof, extending from the second story to the main roof, with EGRESS from the termination of the fire escape by means of an iron balcony at second story over the driveway and extending from the front of the building to the rear and leading to the roof of a one-story extension of the building adjoining at south; ROOFS of adjoining buildings: 12 ft. lower at west; and

WHEREAS, the petitioner claims that safe egress may be had from the fire escape balcony at second story to the one-story extension roof adjoining at south (under the same ownership) over the extension roof to a fireproof door in wall at second story of the adjoining building, thence through a fire-resisting stairway enclosure to 22nd street; furthermore, the petitioner contends that the adjoining building is sprinklered, including the underside of the one-story extension roof which forms a part of the passageway from foot of the fire escape in question; and

WHEREAS, this petition was denied May 1, 1928, and reopened October 30, 1928.

Resolved, that the board of standards and appeals does hereby *make a variation* in the requirements of the labor law, and that the petition be and it hereby is *granted*, only so far as it affects the egress from the lower termination of the fire escape, *on condition* that there shall be erected an iron balcony bridge, supported on I beams from the brick walls, connecting to the roof of the extension to the rear of 22nd street building, with egress from said roof through two fireproof casement doors and plain glass windows to the interior of the 22nd street building, with egress from the second floor of same to fire-resisting stair enclosure direct to 22nd street, and granted only so long as conditions as to occupancy and use remain substantially unchanged and both buildings are in single tenancy and operative control.

MINUTES

682-28-S.

PETITIONER—Croker National Fire Prevention Engineering Co., for Estate of Sundel Human and Joshua Kantrowitz, et al., executor and trust, owners.

SUBJECT—Variation of the labor law as cited in the order of the fire commissioner.

PREMISES AFFECTED—138 Prince street, Manhattan.

APPEARANCES—

For Petitioner: Herman E. Horwood.

For Administration: Inspector Maher of fire department.

ACTION OF BOARD—Petition granted on condition.
THE VOTE—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle and Chief Kenlon	5
Negative	0
Absent	0

THE RESOLUTION—

(682-28-S)

WHEREAS, Croker National Fire Prevention Engineering Co., for Estate of Sundel Human and Joshua Kantrowitz, et al., executor and trust, owners, filed, August 21, 1928, a petition for a variation from the requirements of the labor law, as cited in an order of the fire commissioner, affecting premises 138 Prince street, Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, dated February 21, 1928, reads:

"1. Enclose the interior stairway at east side of building serving as a required means of exit, and the landings, platforms and passageways connecting therewith on all sides with partitions of fire resisting material extending continuously from the 1st story to 3 feet above the roof, constructed as per Section 271 of the Labor Law or carry out a proper alternative method of complying with the requirements of Sec. 271 of the Labor Law.

"2. Extend the interior stairway at the east side of building to the roof, as per Sec. 271 of the Labor Law, said extension and the landings, and passageways connecting therewith to be enclosed on all sides with partitions of fire resisting material extending at least 3' above the roof, as per Sections 271 and 272 of the Labor Law and Rule 6 of the Board of Standards and Appeals.";

and

WHEREAS, the building is non-fireproof, six stories (73 ft. 10 in.) in height, 25 ft. by 97 ft. in area at first story and 25 ft. by 90 ft. in area above; OCCUPIED: 1st story, storage and office, 4 persons; 2nd story, assembling plumbing fixtures and office, 8 persons; 3rd story, manufacture of women's hats, 8 persons; 4th story, manufacture of artificial fruit, 10 persons; 5th story, gold and silver plating, 3 persons; 6th story, manufacture of women's hats, 14 persons; EQUIPPED with a fire alarm signal system; EXITS: an interior wooden stairway, extending from the first story to top story (with 60-degree iron stairs to scuttle in roof), enclosed in wood board partitions, covered on the loft side with wire lath and Portland cement mortar, with fireproof doors at openings; stairs on the top story unenclosed; a party wall fire escape on the front of the building, having fireproof openings along the course thereof, extending from the top story (with gooseneck ladder to roof) to the second story balcony, with EGRESS from the termination of the fire escape by means of counterbalanced stair to street; ROOFS of adjoining buildings: to west, one story lower; to east, two stories lower; and

WHEREAS, petitioner contends, as to extending interior stairway to roof, that the only egress from the roof is to the roof of the building to the west and at present the party wall fire escape connects with each story of the building to the west, and in view of the light occupancy of

the building, requests the acceptance of the existing means of egress; and

WHEREAS, the same and similar order was brought under Cal. No. 1353-21-S, at which time there existed a total occupancy of 100 above the first story; and

WHEREAS, the present petition is predicated on the discontinuance and closing up of horizontal exits on each floor.

Resolved, that the board of standards and appeals does hereby make a variation in the requirements of the labor law, and that the petition be and it hereby is *granted on condition* that the total occupancy above the first story shall not exceed at any time fifty-four persons throughout the building, and *on condition* that a 60-degree party wall fire escape shall be maintained in accordance with the fire escape rules of the board of standards and appeals in addition to the interior stairhall means of exit; that a counterbalanced skylight shall be provided in the roof, and granted only so long as conditions as to occupancy and use otherwise remain unchanged.

APPLIANCE SUBMITTED FOR APPROVAL.

667-28-SA.

PETITIONER—Reif-Rexoil, Inc., for H. W. Hillman, owner.

SUBJECT—Approval of Rexoil Domestic and Industrial Fuel Oil Burner.

APPEARANCES—None.

ACTION OF BOARD—Petition placed on reserve calendar subject to inspection by committee of the board.

CASES DISMISSED.

Variations of the Labor Law.

The chairman called attention to the following cases, where notices of intention to petition were offered for filing; but where, despite notices from this office, papers have not been completed, thus tying the hands of the administrative officials in the performance of their duties:

(408-28-S)

Filed April 30, 1928—Premises 910 East 138th street, Borough of The Bronx. Order of the fire commissioner. Petitioner: De La Vergne Machine Co. Dismissed for lack of prosecution.

(537-28-S)

Filed June 14, 1928—Premises 482 Austin place, Borough of The Bronx. Order of the fire commissioner. Petitioner: United Real Estate Owners Association. Dismissed for lack of prosecution.

(554-28-S)

Filed June 21, 1928—Premises 207-225 Varick street, Borough of Manhattan. Order of the fire commissioner. Petitioner: B. M. Maltz and Sons, Inc. Dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Walsh, Commissioners Connell, Holland and Guilfoyle.....	4
Negative	0
Absent: Chief Kenlon.....	1

THE RESOLUTION—

WHEREAS, the foregoing petitioners have filed petitions with the board of standards and appeals from orders and decisions of administrative officials affecting the premises in question; and

WHEREAS, the petitioners have failed to complete their papers, though duly notified to do so.

Resolved, that the foregoing petitions be and they hereby are *dismissed* for lack of prosecution.

Adjourned 5.00 p. m.

WILLIAM J. O'GORMAN, *Secretary*.

RULES

FIRE RETARDING RULES

Adopted by the Board of Standards and Appeals August 30, 1927; Amended November 1, 1917, and Feb. 3, 1922.

Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations. In garages, motor vehicle repair shops and all selling stations any material or form of construction shall be deemed fire-retarding within the meaning of §73, subdivision 3, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed, and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredth (1/200) part of the span.

Rule 2. Wood Joisted Floor Construction. Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

Rule 3. Floor Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) Seven-eighths ($\frac{7}{8}$) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ($2\frac{1}{2}$) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ($\frac{1}{4}$) of one (1) per cent of steel mesh.

(b) Two and one-half ($2\frac{1}{2}$) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one per cent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top. (Amendment, Nov. 1, 1917.)

Rule 4. Ceiling Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ($\frac{1}{2}$) inch plaster boards, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring

strips when the floor beams are more than sixteen (16) inches on centers.

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.

Rule 5. Attachment to Ceiling. Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams, and all wood beams shall be seasoned before applying the protective coat.

Rule 6. Openings in Fire-Retarding Floors. Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

Rule 7. Columns. All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

Rule 8. Girders. All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

Rule 9. Shaft Enclosures. Existing stairways and vertical shafts in non-fireproof business buildings hereafter converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) of an inch thick;

(b) Two by four inch wood studs placed not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($\frac{7}{8}$) inch wood sheathing, one-half ($\frac{1}{2}$) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ($\frac{7}{8}$) inch wood sheathing, two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet.

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one inch lapped seams.

APPLIANCES

FUEL OIL BURNERS

Approved by the Board of Standards and Appeals

Name of Burner	Calendar No.	Name of Burner	Calendar No.
*A. B. C. Oil Burner.....	1295-24-SA	Mahrvel Low Pressure Burner.....	859-26-SA
*Aetna Automatic Oil Burner.....	1547-23-SA	Marr Oil Heat Machine.....	765-26-SA
*Aladdin Oil Burner.....	298-26-SA	Maxon Oil Burner (New Style).....	1036-22-SA
*Alexander Oil Burner.....	65-28-SA	*May Oil Burner.....	68-24-SA
Anthony Nebulyte Oil Burner.....	1026-22-SA	*Melco Automatic Oil Burner, Type "A".....	1032-25-SA
*Arcoil Heat Machine.....	632-26-SA	*Morrissey Oil Burner.....	673-27-SA
Babcock & Wilcox Mechanical Oil Burner..	45-21-SA	Morse Conical Type Steam Atomizing Burner	938-25-SA
*Baker Automatic House Heating Burner....	1323-22-SA	Morse Fan Tail Type Steam Atomizing	
Ballard Automatic Oil Burner.....	1363-23-SA	Burner	939-25-SA
Ballard Low Pressure Mechanical Oil Burner	1493-22-SA	Morse Fuel Oil Burner.....	820-23-SA
Ballard Jr. Oil Burner.....	1176-22-SA	*Moussette Oil Burner.....	887-25-SA
Ballard Staples & Pfeiffer Steam Atomizing		*National Rotary Oil Burner.....	836-25-SA
High Pressure Burner.....	1414-22-SA	*New Process Oil Burner.....	1071-27-SA
*Ballard Super Domestic Oil Burner.....	939-24-SA	*Nokol Automatic Heater.....	1078-24-SA
*Bayard Domestic Fuel Oil Burner.....	1184-22-SA	North American Low Pressure Oil Burner..	792-26-SA
*Berggren Oil Burner.....	764-26-SA	*Nu-Way Oil Burner.....	773-26-SA
Best Calorex Burner.....	1464-21-SA	*Orr Fuel Oil Burner.....	113-26-SA
Burnwell Mechanical Burner.....	957-22-SA	*Paramount Oil Burner.....	1193-25-SA
*Calorcoil Burner—Type AA.....	1361-24-SA	*Pascoe Oil Burner and Pump Set.....	1029-26-SA
*Century Oil Burner.....	157-28-SA	Peabody-Fisher Wide Range Mechanical Oil	
Coen Mechanical Oil Burner.....	942-21-SA	Burner	644-21-SA
*Combustion Fuel Oil Burner.....	1105-22-SA	*Petro Domestic Burner.....	161-26-SA
*Commonwealth Oil Burner.....	348-28-SA	Petro Mechanical Burner and Air Register..	735-24-SA
Cornell No. 1 Type A Oil Burner.....	397-23-SA	*Petro Burner, Model O.....	78-28-SA
Dahl Mechanical Fuel Oil Burner.....	13-21-SA	*Pioneer Automatic Oil Burner.....	1259-27-SA
*Dahl Vaporizing Oil Burner.....	915-26-SA	*Powerlight Oilheat Burner.....	628-23-SA
*Doherty Oil Burner.....	943-26-SA	Quinn Oil Burning Equipment.....	367-21-SA
*Eisler Automatic Oil Burner.....	481-27-SA	*Rayfield Oil Burner.....	504-26-SA
*Electrol Automatic Oil Burner.....	259-25-SA	Ray Rotary Fuel Oil.....	504-23-SA
Enco Burner.....	1414-23-SA	*Re-Ly-On Oil Burner.....	745-26-SA
Enterprise Rotary Fuel Oil Burner.....	1149-27-SA	*Remington Oil Burner.....	891-26-SA
*Espo Oil Gas Burner.....	1431-23-SA	*Rickard Oil Burner.....	1011-27-SA
*Faultless Oil Burner.....	493-24-SA	Rockwell Fuel Oil Burner.....	341-21-SA
Fess Turbine Burner.....	26-22-SA	Rohr Schanck Fuel Oil Burner.....	583-21-SA
*Foster Oil Burner.....	715-26-SA	*Richmond Gravity Fuel Oil Burner.....	1193-22-SA
Frankfort Type P Oil Burner.....	1046-23-SA	*Schulse Home Oil Burner.....	1487-23-SA
*Franklin Domestic Oil Burner.....	560-26-SA	*Security Oil Burner.....	56-28-SA
Gem Fuel Oil Burner.....	111-26-SA	*Silent Automatic Oil Burner.....	458-26-SA
Gilbert & Barker Fuel Oil Burner.....	1636-21-SA	Simplex Horizontal Rotary Fuel Oil Burner..	1203-22-SA
*Gill Oil Burner.....	1231-23-SA	*Socony Arrow Oil Burner Pump and Fan Set	1191-24-SA
*Goodspeed Automatic Oil Burner.....	957-27-SA	Steam Oil Burner.....	183-22-SA
GRD Fuel Oil Atomizer.....	128-27-SA	*Stroud-in-the-Door Burner.....	129-27-SA
*Gulf Oil Burner.....	382-26-SA	*Stuhler Oil Burner.....	618-27-SA
Hammel Oil Burner.....	1278-21-SA	*Summerheat Oil Burner.....	581-26-SA
*Hardinge Oil Burner and Pump Set.....	813-25-SA	*Sundstrand Automatic Oil Burner.....	755-26-SA
*Hart Automatic Oil Burner.....	1162-24-SA	Surface Combustion Low Pressure Burner..	92-23-SA
Hauck Venturi Low Pressure Oil Burner....	88-27-SA	*Sword Automatic Oil Burner.....	951-25-SA
*Heatiator Oil Burner.....	1346-23-SA	Tate-Jones Fuel Oil Burner, "L" Type.....	1254-24-SA
Holby Oil Burner.....	328-27-SA	Tate-Jones No. 6 Oil Burner.....	1444-23-SA
*Homer Domestic Oil Burner.....	1211-25-SA	*Timken Oil Burner, Model 20.....	287-28-SA
Induslo Fuel Oil Burner 1-27.....	5-24-SA	Todd Mechanical Fuel Oil Burner.....	1525-22-SA
*International Oil Burner.....	1305-24-SA	Todd Rotary Fuel Oil Burner.....	454-25-SA
*Johnson Improved Rotary Fuel Oil Burner..	938-22-SA	Todd Steam Atomizing Fuel Oil Burner....	123-23-SA
Joyce Oil Burner.....	852-26-SA	*Torridheat Oil Burner.....	63-28-SA
*K. F. C. Oil Burner.....	846-25-SA	*Universal Fuel Oil Burner.....	6-24-SA
*Kleen Heet Oil Burner.....	62-24-SA	*Vesta Oil Burner.....	451-26-SA
Lawrence May Oil Burner.....	1034-27-SA	*Wayne Oil Burner Pump and Fan Set.....	1155-25-SA
Liberty Automatic Heater.....	129-28-SA	*Williams Oil-o-matic Fuel Oil Burner.....	918-22-SA
Lientz Oil Burner.....	155-20-SA	*Winslow Industrial Burner.....	19-25-SA

* Used mainly in domestic installations.

FORMS FOR NOTICES TO PROPERTY OWNERS

If applicants, under the building zone resolution, desire copies of Form 7NO, for notices to property owners, such forms are not to be supplied by this office.

The applicant is entitled only to one copy of Form 7NO, properly filled out.

If he desires additional copies for his own convenience, in notifying property owners, he can obtain such copies from The O'Connell Press, 176 Park Row, Manhattan, at three cents each, postage to be added if the forms are to be supplied by mail.

RESERVE CALENDAR

BOARD OF STANDARDS AND APPEALS.

Administrative Applications.

- 1029-27-A—39 Fifth avenue, Manhattan.
- 1030-27-A—13-16 Central Park West, Manhattan.
- 1031-27-A—20-28 West 72nd street, Manhattan.
- 1032-27-A—242-248 West 76th street, Manhattan.

Appliances Submitted for Approval.

- 610-22-SA—Crocker Gas Valve, approval of.
- 799-22-SA—Kennell Gas Cut-Off Valve, approval of.
- 1173-22-SA—Anti-Syphon Valve, approval of.
- 1230-22-SA—Thermostats for Automatic Fire Alarm Systems, approval of.
- 1249-22-SA—Coen Oil Burner, approval of.
- 1391-22-SA—Dempsey High & Low Pressure Fuel Oil Burner, approval of.
- 57-23-SA—Collin Patent Automatic Gas Cut-Off Valve, approval of.
- 124-23-SA—Master Gas Shut-Off Valve, approval of.
- 125-23-SA—Packless Gas Shut-Off Valve, approval of.
- 127-23-SA—S. & K. Gas Shut-Off Valve, approval of.
- 232-23-SA—Manual and Thermal Gas Cut-Off Valve, approval of.
- 275-23-SA—Wm. E. Toelle Manual & Automatic Gas Shut-Off Valve, approval of.
- 279-23-SA—Heil Standard 200 Gal. Truck Tank, approval of.
- 297-23-SA—"Automatic" Deluge Valve, approval of.
- 443-23-SA—Automatic Gas Shut-Off, approval of.
- 525-23-SA—Tilman-White Gas Cut-Off Valve, approval of.
- 952-23-SA—Automatic Gas Cut-Off, approval of (Brooklyn Co.)
- 959-23-SA—Hydro Carbon Oil Burner, approval of.
- 1246-23-SA—Ludlow Gas Cut-Off Valve, approval of.
- 1346-23-SA—Heatiator Oil Burner, approval of.
- 1550-23-SA—Apex Gas Cut-Off Valve, approval of.
- 492-24-SA—Holtzer-Cabot Type "C" Fire Alarm Box, approval of.
- 755-24-SA—Wills Automatic Gas Shut-Off Valve, approval of.
- 907-24-SA—Dempsey Domestic Burner and Fuel Oil Pump, approval of.
- 1016-24-SA—Milnes Oil Burner, approval of.
- 1142-24-SA—Decker Oxohydrogen Oil Burner, approval of.
- 1146-24-SA—Salvo Fire Extinguisher, approval of.
- 1359-24-SA—Oliver Oil Gas Burner No. 30-A, approval of.
- 1500-24-SA—Smolensky Check Valve, approval of.
- 558-25-SA—Globe Dry Pipe Valve Accelerator, approval of.
- 985-25-SA—Amdyco Foam Fire Extinguisher, approval of.
- 1263-25-SA—Phister Carbon Tetrachloride Fire Extinguisher, approval of.
- 1264-25-SA—Koerting Gear Pump, approval of.

- 1346-25-SA—Palmer Gravity Lock, approval of.
- 167-26-SA—Johnson Automatic Oil Burner, approval of.
- 353-26-SA—Signal Weatherproof Bells, approval of.
- 364-26-SA—Kork-n-Seal, approval of.
- 397-26-SA—Worthington Triplex Vertical Power Pump, approval of.
- 484-26-SA—Protectoseal Cover, approval of.
- 569-26-SA—Trowbridge & Schellens Oil Burner, approval of.
- 781-26-SA—Solenoid Type Single Stroke Bells, approval of.
- 890-26-SA—Pyrolithic Floor and Ceiling Construction, approval of.
- 52-27-SA—M-D Rotary Fuel Oil Pump, approval of.
- 110-27-SA—Wilbur Extinguisher, approval of.
- 187-27-SA—Keenan Gas Shut-Off Valve, approval of.
- 458-27-SA—Deming Double Acting Oscillating Force Pump, approval of.
- 537-27-SA—Leader Gas Shut-Off Valve, approval of.
- 630-27-SA—Faraday Pre-Signal Fire Alarm Control Panel with 110 Volt Trouble Bell, approval of.
- 810-27-SA—Bowser Fig. No. 718 Fuel Oil Pump, approval of.
- 814-27-SA—Elkhart Flush Type Siamese, approval of.
- 955-27-SA—Cook's Automatic Oil Burner, approval of.
- 977-27-SA—Romec Rotary Pump, approval of.
- 1162-27-SA—Allen's Recessed Fire Department Standpipe Siamese Connection, approval of.
- 1307-27-SA—A B C Angle Hose Valve, approval of.
- 187-28-SA—Faraday Model Single Stroke Solenoid 110 Volt D.C. Fire Alarm Gong, approval of.
- 188-28-SA—Faraday Waterflo Alarm Panel, approval of.
- 213-28-SA—Ford Automatic Pressure Regulating Valve, approval of.
- 304-28-SA—Crocker 2½-Inch Angle Hose Valve, approval of.
- 404-28-SA—Signal Engineering Sprinkler Alarm Panel, approval of.
- 443-28-SA—Kres-Kno Oil Burner, approval of.
- 511-28-SA—Genuine Detroit, Type "S," Anti-Syphon Valve, approval of.
- 515-28-SA—Jenkins 4 in. Swing Check Valve, approval of.
- 516-28-SA—Jenkins 6 in. Swing Check Valve, approval of.
- 517-28-SA—Jenkins 8 in. Swing Check Valve, approval of.
- 584-28-SA—Noiseless Nokol Rotary Type Burner, approval of.
- 620-28-SA—United States Oil Burner, approval of.
- 667-28-SA—Rexoil Domestic and Industrial Fuel Oil Burner, approval of.
- 697-28-SA—Acme Fire Alarm Signal System, approval of.

Cases listed in the Reserve Calendar are cases upon which action by the board has been deferred pending committee reports, of this board, court or department actions, and will remain thereon until the aforesaid reports, court or departmental actions are consummated. Whereupon the case or cases will be restored to the regular calendar and due notice of the date set for hearing will be mailed to the appellant, applicant or petitioner of record.

PUBLIC HEARING

PROPOSED AMENDMENTS TO FUEL OIL RULES

[217-21-SR]

NOTICE IS HEREBY GIVEN that a public hearing will be held by the board of standards and appeals on Friday, January 11, 1929, at 2 p. m., Room 1013, Municipal Building, on proposed amendments to Fuel Oil Rules.

RULES, AS TENTATIVELY ADOPTED.

Rule 1. Definition.

For the purpose of these rules the following terms shall be interpreted in accordance with these definitions:

DEVICES:

No person, firm, company or corporation shall within the limits of the City of New York use any device or apparatus for burning fuel oil within the meaning of these rules unless such device or apparatus shall have been approved by the Board of Standards and Appeals.

DISCHARGE LINE shall be the line between the discharge outlet of the pump and the burner oil inlet connection.

DWELLINGS are buildings used exclusively for dwelling purposes and occupied by not more than two families, including convents, rectories and monasteries.

FILL LINE is the line between the fill box and the fill pipe connection in the storage tank.

FIRE RETARDING MATERIALS:

(a) One-half ($\frac{1}{2}$) inch plaster boards or asbestos board, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or

(b) Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.

Note—All fire retarding material to be applied as required in rules for fire retarding material of the Board of Standards and Appeals.

FIRM FOUNDATION: A firm foundation is one which will carry the maximum load to which it will be subjected without exceeding the safe bearing capacity of the soil.

FUEL OIL: Any liquid mixture, substance or compound, derived from petroleum, which does not emit an inflammable vapor below a temperature of 125° F. when tested in a Tagliabue open cup tester (Chapter X Article I Code of Ordinances).

GAUGING DEVICE: A means by which the level of the oil in a storage tank may be indicated.

HEATERS: A device for heating fuel oil for the purpose of decreasing the viscosity.

OIL BURNER: A device designed for the purpose of burning fuel oil.

OVERFLOW PIPE: A pipe which conveys by gravity the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

RELIEF VALVE: A valve held shut by a spring or other means to automatically relieve pressure in excess of its setting.

REMOTE CONTROL: A hand, electric or mechanically operated device to the oil supply shut off.

RETURN LINE: A line for the purpose of conveying by-passed oil to a storage tank.

SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.

SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.

SUPPLY LINE: That portion of the line between the storage tank and the oil pump inlet connection. Where a pump is not used it shall be that portion of the line between Storage Tank and the burner oil inlet connection.

SWING JOINT: A connection made in a pipe line by means of a combination of fittings so that the tank can settle naturally without breaking the line or impairing the efficiency of the connection.

Rule 2 (a). Manner of Storage for Fuel Oil.

Fuel oil, to be used for heating and power purposes, shall be at all times stored in metal tanks with all openings or connections through the tops of the tanks.

(b). Oils Not Permitted.

Oils derived from or including petroleum that have a flashpoint below a temperature of 125 degrees Fahrenheit, when tested in a Tagliabue or Pensky-Martens closed cup tester, shall not be used as a fuel to produce heat or light.

(c) Fuel Oil, within the meaning of these rules, having a flashpoint between 125 degrees and 150 degrees may be used for domestic heating in buildings occupied by not more than two (2) families and in tenement houses and commercial and industrial plants. If used in tenement houses, commercial or industrial plants, a certificate of fitness for the operator of the plant will be required as per Rule 15.

Rule 3. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

(a) In all buildings fuel oil storage tanks over 275 gallons shall be buried below the floor of the lowest story or, if in the judgment of the Superintendent of Buildings the burial of tanks is not practicable by reason of soil, foundation or structural conditions, the tanks may be placed in the lowest story, subject to the requirements hereinafter set forth.

(b) Along the line of subways no tank shall be placed within twenty (20) feet of any wall separating a building from the subway, and, if practicable, tanks shall be placed in a lower position than the roadbed of the subway.

(c) Tanks of a capacity not in excess of 275 gallons may be installed in the lowest story of dwellings. The tank shall be firmly anchored to prevent floating and located in an enclosure of concrete eight (8) inches in thickness extending above the top of the tank and roofed over with a concrete slab. The space between tank and walls of enclosure to be filled with clean sand.

Rule 4. Location, Protection and Capacity of Tanks for the Storage of Fuel Oil.

Section 1. Inside of Buildings Above Ground.

(a) Where tanks cannot be buried and are located in the lowest story of any building they shall be placed in an enclosure, the walls, floor and roof of which shall be constructed of reinforced concrete not less than eight (8) inches in thickness, or of twelve (12) inches of masonry and of dimensions six (6) inches greater on all sides than the outside dimensions of the tank.

(b) The walls of the enclosure shall be carried up to a height not less than one (1) foot above the tank and roofed over with reinforced concrete or similar fireproof construction capable of sustaining a load of three hundred (300) pounds per square foot.

(c) The roof of every enclosure shall contain a manhole with fireproof cover properly weighted, but not fastened, placed immediately above the manhole in the top of the tank.

(d) A space of at least two (2) feet shall be maintained between the top of the roof of the enclosure and the ceiling immediately above.

(e) The space between the tank and the walls and roof of the enclosure shall be completely filled with dry upland sand or earth well tamped.

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(f) Not more than one tank shall be placed in an enclosure.

(g) In non-fireproof or frame buildings the total storage capacity of tanks shall not exceed five thousand (5,000) gallons, except as stated in subdivision "h."

(h) In any building, if tanks properly enclosed or covered as above required are located in a fireproof or detached room which is cut off from the rest of the building vertically and horizontally in an approved manner and if such room is ventilated to the outside air, the total storage capacity shall not exceed fifty thousand (50,000) gallons, with an individual tank capacity of not exceeding twenty thousand (20,000) gallons.

(i) CAPACITY.

The total storage capacity of fuel oil with flashpoint between 125 degrees and 150 degrees F. shall not exceed 1,100 gallons.

Section 2. Inside Buildings Below Ground.

(a) When a tank is buried beneath a building its capacity may be increased one hundred (100) per cent above that allowed for an inside tank as established in connection with buildings of such construction as specified in Rule 4, Section 1 (g) and (h).

(b) Tanks shall be buried underground below the level of any piping to which they may be connected with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, covered by at least six (6) inches of concrete which shall extend at least one (1) foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(c) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

Section 3. Outside of Buildings Above Ground.

(a) Where vertical tanks of one hundred and fifty thousand (150,000) gallons capacity or less are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter ($1\frac{1}{4}$) tank diameters, and in no case less than ten (10) feet, from the line of adjoining property, or the nearest building or adjacent tank.

(b) Where horizontal tanks are located outside of buildings and placed above ground, the tanks shall be not less than one and one-quarter ($1\frac{1}{4}$) tank diameters measured from the end of the tanks and not less than two (2) tank diameters measured from the side of the tanks, and in no case less than ten (10) feet from the line of adjoining property, or the nearest building or adjacent tank.

(c) Where existing outside above ground storage tanks have been placed closer together than one and one-quarter ($1\frac{1}{4}$) tank diameters, a fire wall shall be built to a height of at least two (2) feet above the height of the highest tank completely separating the tanks for their full diameters or lengths.

(d) Tanks placed above ground shall be set on firm foundations and, if elevated, their supports shall be constructed of fireproof materials. All tanks shall be electrically grounded.

Section 4. Outside of Buildings Below Ground.

(a) Tanks shall be buried underground below the level of any piping to which they may be connected, with the tops of the tanks not less than two (2) feet below the surface of the ground; or, in lieu of the two (2) foot cover of earth, tanks may be buried under twelve (12) inches of earth, well tamped, covered by at least six (6) inches of concrete, which shall extend at least one foot beyond the horizontal outline of tanks in all directions. Where necessary to prevent floating, tanks shall be securely anchored.

(b) Tanks shall be set on concrete or metal cradles which shall be placed on firm soil and surrounded with soft earth or sand well tamped. Tanks shall be completely encased with six (6) inches of concrete when buried in soil the nature of which would make additional protection necessary.

Section 5. Common Fill and Header Line.

Where a battery of tanks are installed containing the same degree of oil a common fill and header line may be installed provided the fill and header line is equal in sum total to the branch fill lines, and each branch line is provided with a shut-off valve, not more than four (4) tanks will be permitted in any one battery.

Section 6. Embankments and Dikes.

(a) Above ground storage tanks shall be protected by an embankment or a dike. Such protection shall have a capacity of not less than one and one-half ($1\frac{1}{2}$) times the capacity of the tank so surrounded, and shall be at least four (4) feet high, but in no case higher than one-quarter ($\frac{1}{4}$) the height of the tank when the height of the tank exceeds sixteen (16) feet. Embankments or dikes shall be made of earth-work with clay core; of masonry or of impervious reinforced concrete. Earth-work embankments shall be firmly and compactly built of good earth from which stones, vegetable matter, etc., have been removed, and shall have a flat section at top of not less than three (3) feet and a slope of at least one and one-half ($1\frac{1}{2}$) to one (1) on both sides. Concrete or masonry dikes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded.

(b) Embankments or dikes shall be continuous and unpierced. Piping shall be carried either over or under embankments or dikes in such a manner as not to interfere with the efficiency of the enclosure.

Rule 5. Fire Extinguishing Equipment.

(a) Every tank with a capacity of over five thousand (5,000) gallons inside of buildings and ten thousand two hundred (10,200) gallons outside of buildings shall be equipped with a system of steam pipes, blanketing gas or other approved system for use in case of fire, so arranged and installed as to adequately protect the buildings or surrounding property.

(b) When steam is used, the steam supply pipe shall not be less than one-half ($\frac{1}{2}$) inch in size. The boilers shall be conveniently located, and the steam to the extinguisher lines shall be controlled by easily accessible valves.

(c) Near each boiler of fuel oil burning unit there shall be kept ready for use two portable fire extinguishers of not less than one (1) quart capacity each or other equivalent fire extinguishers for extinguishing oil fires.

Rule 6. Material and Construction of Tanks for the Storage of Fuel Oil.

Section 1. Cylindrical Tanks (except vertical tanks located outside of buildings above ground).

(a) All tanks for the storage of fuel oil shall be built of steel plates made by the open hearth process and known to the trade as "tank steel." Such plates shall be free from physical imperfections, such as laminations cracks, etc. All steel must be new, in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

(b) All tanks must be welded, riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates.

(c) Thickness of cylindrical tanks:

Tanks 36 in. in diameter and less— $\frac{1}{4}$ in. shell, $\frac{1}{4}$ in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$ in. shell, $5/16$ in. heads.

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Tanks 73 to 120 in. in diameter—5/16 in. shell, 3/8 in. heads.

Tanks over 120 inches in diameter to be of 3/8 in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

(d) All cylindrical tanks shall preferably be built with dished heads. Should flat heads be used they must be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

(e) Diameter and spacing of rivets:

Riveting in single lap seams shall not exceed a pitch as follows:

In shell 1/4 in. thick, 5/8 in. diameter rivets 2 1/4 in. pitch.

In shell 5/16 in. thick, 5/8 in. diameter rivets 2 3/8 in. pitch.

In shell 3/8 in. thick, 3/4 in. diameter rivets 2 1/2 in. pitch.

Section 2. Rectangular, Oval or Obround Tanks.

(a) All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than 5/16 of an inch.

(b) Corners may be made up by bending the plates or by the use of angles.

(c) Rivets in seams shall be 5/8 of an inch in diameter and spaced not more than 2 1/4 inches center to center.

(d) All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural members, which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tank, as the case may be.

(e) When structural members are used, such as angles, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the member. In no case shall the rivets be in excess of six (6) inches center to center on these members.

(f) When structural reinforcing members are tied together with braces, in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken on the minimum net section.

(g) If structural members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

(h) The fastening between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

Section 3. Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

(a) Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

(b) The minimum thickness of shell or bottom plates shall be 1/4 inch and the minimum thickness of roof plates 1/8 inch.

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

r equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given

in Bulletin No. 14 of the New York State Industrial Commission).

(c) Roof plates shall have single riveted watertight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted seams. Shell plate seams shall be designed with proper efficiency to meet requirements of above formula for shell plates.

(d) In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

(e) Tanks for storage of oil shall be constructed in accordance with the requirements of this rule, except that tanks of a capacity of over 60 gallons and not more than 550 gallons may be constructed of steel not less than 3/16 inches in thickness.

(f) Auxiliary supply tanks of 60 gallons or less capacity may be constructed of brass, copper, steel or wrought iron of not less than No. 14 U. S. Gauge.

Section 4. Welding.

(a) Where welding is to be used for a part or for the entire tank, the tank shall be fabricated as required under Rule 6, Section 1.

(b) All welded seams of plates shall be lapped or butted.

When the joint is a lapped joint, the sheet shall be lapped not less than two inches and welded both inside and outside. The plates shall be pulled up tight, metal to metal, before welding and kept tight together during welding. Both inside and outside welds shall be of full 45 degree fillet.

Where a butt joint is used, it shall be of the 90 deg. double V type welded both inside and outside and reinforced to a total thickness of at least one and one-half times the plate thickness.

(c) All heads shall be flanged, the straight part of the flange being not less than as follows:

For 3/16 inch heads, 1 3/4 inch flange.

For 1/4 inch heads, 2 inch flange.

For 5/16 inch heads, 2 inch flange.

For 3/8 inch heads, 2 1/4 inch flange.

For heads over 120 inches diameter the flange shall be increased in length by one-half inch for each increase in diameter of 2 feet.

Where heads are set into the shell, they shall be a driving fit and the shell shall fit the head closely all around. If of over 1,100 gallon capacity they shall be welded inside and outside with full fillet welds. If of 1,100 gallon capacity or less and not over 48 inches in diameter, welding on the outside only will be sufficient.

Where the heads are butt welded to the shell, the head welds for tanks of 1,100 gallon capacity or less and not over 48 inches in diameter, shall be of the 90 deg. single V type welded entirely through and reinforced not more than one-quarter of the shell thickness. For tanks of over 1,100 gallon capacity the head welds shall be of the 90 deg. double V type welded inside and out and reinforced to a total thickness of not less than one and one-half times the shell thickness.

(d) Where tanks are made up of two or more rings the welded longitudinal joints of adjacent sections shall break joints. At no point of a butt girth joint shall the sheet on one side be offset with the sheet on the other side in excess of one-half of the thickness of the plate. All butt girth joints shall be welded inside and out and reinforced to at least one and one-half times the plate thickness, except that for tanks of 1,100 gallon capacity or less and not over 48 inches diameter, they may be of the same construction as the head seams.

(e) Where braces are welded to the plates the welding shall be done in such a manner as to develop the full net sections of the braces; in other words, the brace will break before the connection will let go.

Braces made in more than one piece shall not be joined together by any method of welding.

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Section 5. Rust Proofing.

All tanks shall be thoroughly coated on the outside with tar, asphaltum or other suitable rust resisting material. Where soil contains corrosive substances, special protection may be required. Tanks shall not be coated until after the necessary tests have been made.

Section 6. Manhole Covers.

Manhole covers shall be of cast iron, cast steel or of the same material as used in the construction of the tanks. On tanks placed inside buildings, the manhole shall be bolted or otherwise secured to the tank and made gas tight. All tanks over 1,100 gallons capacity shall be provided with a manhole of at least 11 in. by 16 in.

Rule 7. Tests of Tanks and Piping for the Storage of Fuel Oil.

Tanks and piping to burner shall be tested hydrostatically at a pressure of not less than 10 pounds per square inch. Those parts subjected to a pressure exceeding 10 pounds per square inch shall be tested at a pressure of not less than $1\frac{1}{2}$ times the maximum pressure to which it is subjected. The hydrostatic pressure on a tank shall be determined by measuring in feet the height from the lowest point in the tank to the highest oil reservoir from which the tank may be filled. This distance divided by 2.3 will give the equivalent pressure in pounds per square inch at the bottom of the tank. When there is danger of freezing, tanks and piping may be tested with oil provided the installation is complete and the pressure applied at the burner end of the supply line. There shall be no fire or flame in the room or rooms in which the test is being conducted. All tests shall be conducted in the presence of a representative of the Fire Commissioner and shall be continued for thirty minutes.

The contractor shall furnish all the necessary equipment for conducting the tests.

Rule 8. Piping for Fuel Oil.

Section 1. Installation of Piping.

(a) Piping shall be run in a substantial and workmanlike manner and provision made for expansion, contraction and settlement. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. Where the top of the tank is below the level of the burner oil inlet connection, the supply line from the tank shall be run above the level of the bottom of the tank so as to prevent syphoning. Cross connections permitting gravity flow from one tank to another are prohibited. All pipes connected to tank except measuring well or gauge pipe shall be provided with double swing joints at tank. All threaded joints shall be made tight with litharge and glycerine or equivalent suitable pipe compound.

(b) All piping shall be of standard full weight brass, copper, wrought iron or steel for working pressures less than one hundred (100) pounds; for working pressures in excess of one hundred (100) pounds, extra heavy seamless drawn tubing and drop forged fittings shall be used. No pipe less than one-half ($\frac{1}{2}$) inch inside diameter shall be permitted.

(c) All connections shall be tight and shall have well-fitted joints.

(d) Tubing and couplings, where used in connection with mechanical burners, shall be capable of withstanding a pressure equal to the piping to which it is connected and shall be constructed of fire resisting materials. No soldered connection shall be used. The length of tubing shall not exceed that required for direct connections to coupling.

(e) Overflow pipes, when required, shall be not less than one size larger than supply pipe.

Section 2. Relief Valves.

(a) Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve. The relief line shall be returned to storage tank or to supply

line near pump. There shall be no shut-off valves in the relief line.

(b) All heaters shall be provided with a relief valve to prevent excessive oil pressure.

(c) Relief valves shall be set to discharge at not more than $1\frac{1}{2}$ times the maximum working pressure of the system.

Section 3. Fill Pipes.

(a) Each tank shall be provided with a separate fill pipe, except as otherwise stated in these rules, which shall be carried below the discharge line in the tank or otherwise trapped to prevent escape of oil vapor. The fill pipe shall be made up with screwed or flanged fittings securely held in place and shall be oil tight. Each fill pipe shall be provided with a receiver terminal or fill box or casing provided with means for locking and located as remote as practicable from any building opening or subway gratings.

(b) Where the top of the tank is above the fill box the fill pipe shall be connected to the top of the tank and be provided with a gate valve sealed closed when not in use at the tank, and a swinging check valve shall be provided in the fill line at the fill box.

Section 4. Vent Pipes.

(a) An open vent pipe of standard wrought iron or steel without trap and draining to the tank shall be provided for each tank. The lower end of the vent pipe shall not extend through the top of the tank more than one inch.

(b) Where a battery of tanks designed to hold the same class of liquids is installed, vent pipes may be run into a main header. Connections to the header shall not be less than one foot above the level of the top of the highest reservoir from which the tanks may be filled. The main vent pipe from the header shall be screened. The main vent pipe and header shall be of an area equal to the aggregate area of vent pipes connected thereto.

(c) Vent openings in tanks shall be screened by 40 mesh non-corrodible wire screen, and shall be of sufficient area to adequately vent the tank during the filling operation. Vents shall be not less than two (2) inches in diameter for tanks over 1,100 gallons capacity, and in no case less than one and one-quarter ($1\frac{1}{4}$) inches in diameter.

(d) Vent pipes shall be provided with weather-proof hoods and terminate outside the building above the street surface, not less than six (6) feet nor more than twelve (12) feet above the fill pipe. Such vent outlet shall not be located within three (3) feet in any direction of a window or other opening, or an exterior stairway, or fire escape, nor shall vent pipes be placed in elevator or dumb-waiter shafts, or in an enclosed court.

(e) If compelled, because of structural conditions, to carry the vent outlet higher than twelve (12) feet above the fill box, and if the fill lines are connected to tank trucks by tight connections and filled by pressure, a one (1) inch line shall be connected to tank and shall parallel the fill line and terminate in the fill box with unthreaded end. A check valve shall be installed in the line so as to permit excess oil in the tank to flow to the fill box and shall be so set as to prevent the passage of vapor to the street.

Section 5. Return Line from Burners.

Return lines from burners, where used, shall not be smaller in diameter than the discharge outlet from the pump. They shall be connected into the supply line near the pump or into the storage tank without shut-off valve in the return line. No oil shall be returned to the storage tank at a temperature higher than one hundred and forty (140) degrees Fahrenheit.

Section 6. Heating Coils in Tanks.

All heating to reduce viscosity of fuel oils in storage tanks in any building shall be only by means of hot water coils thermostatically controlled and the oil shall not be heated above one hundred and forty (140) degrees Fahrenheit.

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Rule 9. Valves and Control of Flow for Fuel Oil.

(a) In all installations a shut-off valve shall be provided at or on each burner. Where the top of the storage tank is located above the oil inlet, connection to the burner at shut-off valve shall be provided in the supply line inside the building as near the tank as practicable.

(b) In systems where either steam or air is used for atomizing the oil, the oil and atomizing supply shall be interlocked so that in case of interruption of the atomizing supply, the oil will immediately be cut off.

(c) Automatic by-pass valves shall be set at not more than fifty (50) per cent above the maximum working pressure. This rule shall not apply to burners and pumps approved as a unit when provided with a pressure relief device.

Rule 10. Oil Level Indicating Device for Fuel Oil.

(a) Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of fuel oil or vapor. Test wells shall not be permitted in tanks located inside the building. Test wells when located outside the building shall be capped oil tight and kept closed when not in use.

Rule 11. Pumps for Fuel Oil.

(a) Pumps shall be of a recognized standard mechanical construction approved by the Board of Standards and Appeals.

(b) Pumps shall be installed in duplicate where fire protection equipment is dependent on the use of fuel oil for heating or steam.

(c) Pumps located in the same room where burners are installed shall be provided with a remote control.

(d) Pumps used in connection with outside above ground storage tanks shall be located outside embankment walls, and at such a point that they will be accessible at all times, even if the oil in the tank or reservoir should be on fire.

(e) Pumps may be located below the top of the oil storage tank or tanks where heavy oil is used having a gravity of not more than eighteen (18) degrees Baume and where the top of the tank or tanks is not more than ten (10) feet above the pump or pumps.

(f) Oil pumps used for supplying oil to the burners shall be rigidly fastened in place and secured against leaks.

(g) Where a pump is part of a burner unit and is used for atomizing purposes, an additional approved pump may be used without the disconnection of the unit.

Rule 12. Burners for Fuel Oil.

The burner mechanism shall be of a recognized type approved by the Board of Standards and Appeals. In dwellings the burner shall be equipped with an overflow attachment or an automatic control to prevent flooding.

Where an approved burner unit includes a pump as part of the unit, said pump or burner may be disconnected and used in conjunction with any other approved burner or pump.

A remote control shall be provided whereby the flow of oil to any burner can be stopped and such control shall be located either inside or outside the entrance to the room in which the burner is located and as close to such entrance as practicable.

The damper shall be so constructed that it cannot completely cut off the passage of the flue gases at any time.

Adequate ventilation at least equivalent to area of the smoke pipe at the point where it enters the flue shall be provided in all rooms in which burners are installed.

Rule 13. General Devices for Fuel Oil.

(a) Devices which are subject to breakage and escape of oil shall be prohibited.

(b) When preheaters are used thermometers with large clear reading scales, placed in thermometer wells with screwed top connections, shall be installed at convenient and

prominent positions in the oil supply lines between the service tank and the pumps, and also between the pumps and the burner, to indicate the temperature of the oil.

Rule 14. Instruction Cards.

Cards giving complete instructions for the care and operation of the fuel oil system shall be permanently fixed near the apparatus and maintained in readable condition.

Rule 15. Operation of Plant, Other Than in Dwellings, Using Fuel Oil.

No fuel oil burning plant, other than in dwellings, shall be operated unless in charge of a person holding a certificate of fitness as issued by the fire department. A certificate of fitness will be required for each person who is directly in charge of the operation of the plant at any and all times.

Rule 16. Installation.

No fuel oil installation shall be operated or oil placed in the system until after a permit has been issued by the Fire Commissioner. Plans for each fuel oil installation, except in dwellings, shall be submitted to the Fire Commissioner for approval, together with a Certificate of the Superintendent of Buildings indicating that the proposed construction of the enclosure and the location of the tanks is in accordance with the requirements of the Building Code and these Rules.

Rule 17. Auxiliary Tanks for Fuel Oil.

(a) Auxiliary supply tanks may be of the gravity type if suitable automatic safeguards to prevent abnormal discharge of oil at the burner are provided. The total capacity of such tank or tanks in any building shall not exceed 60 gallons.

(b) Auxiliary supply tanks, or storage tanks, shall not be located within ten (10) feet of any fire or flame, and where practicable shall be placed at an interior angle of the cellar, formed by the walls of the building.

(c) Auxiliary supply tanks shall be substantially and rigidly supported on metal frames or cradles and secured by 2x1/8-inch straps riveted or bolted to frame and securely fastened to wall of building by rigid metal braces.

(d) Where only an auxiliary tank as prescribed in these rules is used it shall in addition to complying with the requirements for auxiliary tanks comply with all requirements for the protection of a storage tank other than the enclosure.

Rule 18. Pilot Light.

Automatic systems, unless electrically ignited, shall be so designed that the flame cannot be extinguished by operation of the automatic control valve and a pilot light of adequate intensity shall be provided in each combustion chamber, so arranged as not to be easily extinguished.

Rule 19. Furnaces and Ranges.

(a) Stoves, ranges, hot air furnaces or other devices, originally designed for use of fuel other than oil, shall not be used in connection with oil burners unless spaces in which vapors might collect are adequately vented, and if used shall be of such construction as to withstand the maximum temperature which the oil burning device to be installed may generate.

Rule 20. Fire Protection.

(a) In dwellings, as defined in these rules, any woodwork, wooden lath and plaster partition or other combustible material within four (4) feet of the sides or back or eight (8) feet from the front of the heating apparatus shall be covered with fire retarding material. Above the heating apparatus there shall be constructed a ceiling of fire retarding material (unless it be of fireproof construction) said ceiling shall extend at least four (4) feet beyond the sides and back, eight (8) feet from the front.

(b) In all buildings, other than in dwellings, as defined

PUBLIC HEARING

in these rules, the fire protection shall consist of either a heating apparatus room constructed of fireproof partitions of not less than four (4) inches in thickness with all openings protected by fireproof self-closing doors and ceilings protected by fire retarding material; or the entire ceiling, if not of fireproof construction, shall be protected by fire retarding material, and all vertical openings leading from the elevation on which the heating apparatus is located shall be enclosed by fire retarding materials with openings protected by fireproof self-closing doors.

(c) No combustible material shall be maintained within ten (10) feet of a heating apparatus, unless protected or separated by fire retarding or fireproof material.

(d) The ceiling directly over and for a space of two (2) feet beyond each side of the smoke pipe, unless of fireproof construction, shall be protected with fire retarding material.

(e) A hand fire extinguisher of an approved type, suitable for use on oil fires, shall be provided near the furnace, and so located as to be convenient for use in emergency.

(f) The floors of all boiler rooms must be of fireproof construction.

Rule 21. Systems Prohibited.

The use of auxiliary tanks between pump and burner unit of the pressure type are prohibited. Pressure in storage tanks for the purpose of discharging oil are prohibited.

Rule 22. Use of Fuel Oil.

(a) These Rules shall not apply to gas companies storing or using fuel in the manufacture of illuminating gas for public use.

(b) The use of oil stoves, oil heaters or oil lamps commonly used for household purposes which employ a wick to absorb such oil in its combustion shall not be prohibited; or shall the use of such oil be prohibited when used in a plumber's torch or similar apparatus.

(c) Modification: When for any reason it may be impracticable to comply strictly with the foregoing rules the fire commissioner shall have power to modify their provisions so that the spirit and substance thereof shall be complied with. Such modification shall be endorsed upon the permit over the signature of the fire commissioner.

WILLIAM E. WALSH, *Chairman.*

WILLIAM J. O'GORMAN, *Secretary.*

RULES

RULES FOR THE TESTING OF WOOD

Pursuant to the Provision of Section 356 of Chapter 5 of the Code of Ordinances (Building Code).

(639-27-SR)

Adopted by the Board of Standards and Appeals July 22, 1927. Amended March 16, 1928.

Rule 1. Before any wood may be used for flooring or interior trim where incombustible materials are required under the provisions of section 356 of the Building Code, the superintendent of buildings must be notified promptly upon the delivery at the job of a consignment of such material. One test sample for each 2,000 feet of material will then be selected by a representative of the Bureau of Buildings, marked for identification, and forwarded to the testing laboratory, where, under the supervision of the superintendent of buildings or his representative, the samples shall be subjected to the following tests:

Before making tests of all specimens for testing shall be oven dried at a temperature of 140° F. to a point where there is no further loss of weight due to evaporation of moisture content.

A. SHAVING TEST—A mass of shavings cut fairly thick from the outside and interior of sticks of the treated wood are to be tested separately. These shavings shall be placed to a depth of two inches in a metal vessel twelve inches square, the bottom of which shall consist of a wire screen of ½ inch mesh. The shavings shall be packed down moderately to reduce the air spaces. A Bunsen yellow flame shall then be placed beneath the receptacle so that the flame is in contact with the shavings. After twenty-five seconds the flame shall be removed. The flame at no time should show higher than six inches above the top of the bed of shavings and the shavings should not be consumed in less than five minutes.

B. TIMBER TEST. Two samples ¾ inch by 1½ inches in cross section and twelve inches long shall be laid side by side across the top of a gas crucible furnace

with a pyrometer between them. The specimens shall be subjected to a flame at 1700 deg. Fahrenheit for two minutes, the test pieces shall then be removed, and the time of duration of flame and glow observed. The sticks shall then be cut through the middle at the most burned section and the area of the unburned wood measured with a planimeter. The flame must not persist longer than 15 seconds nor the glow longer than 20 seconds, and, in the case of hard woods, the unburned area should not be less than 55 per cent., nor in the case of soft woods less than 45 per cent.

C. CRIB TEST—Twenty samples are to be prepared, each ½ inch square and 6 inches long. These shall be built up on a ring support to form a crib work five tiers high, four sticks to a tier, making the crib six inches by six inches and approximately 2½ inches high. The crib shall be set six inches above a Bunsen burner to which the crib shall be exposed for a period of one minute at a temperature approximating 1200 deg. Fahrenheit. The flame must not persist more than twenty seconds after the Bunsen burner is removed, nor the glow last more than thirty seconds. The tendency of the flame to spread from stick to stick must also be noted.

Rule 2. All of the above tests shall be at the expense of the owner or contractor or other interested party.

If the tests are satisfactory the entire shipment will be permitted to be taken into the building and used. If not, the entire shipment shall be condemned and must be removed from the premises.

In general, acceptance shall be predicated upon the existence of a complete plant in full working order from which the material is shipped, and each shipment, or, where possible, each piece shall be trade marked in a conspicuous manner so that there may be no doubt as to its identity.

NOTICE

BUILDING CODE ON SALE.

Copies of the Building Code are now on sale at the Distribution Division of the City Record Office, 125 Worth street. Price, \$1.25; by mail, \$1.35.

ELECTRICAL CODE ON SALE.

Copies of the Electrical Code are now on sale at the Distributing Division of the City Record Office, 125 Worth street. Price, 30c; by mail, 35c.

PROGRESS REPORT

DOCKET.	
Cases pending December 31, 1927.....	669
Cases filed up to December 19, 1928.....	967
Restored to calendar.....	82
MISCELLANEOUS APPLICATIONS.	
Requests to reopen.....	219
Requests to amend.....	46
Requests for modification.....	16
Requests to rescind.....	4
Requests for extension of time.....	41
Requests for extension of permit.....	12
Requests for mechanical installations.....	0
Requests for approval of plans.....	29
Administrative requests.....	0
Requests for interpretation.....	5
Total	2090
Disposed of.....	1583
Cases pending December 19, 1928.....	507

DISPOSITION OF CASES	
Withdrawn	
Dismissed	
Denied	280
Granted	3
Granted on condition.....	531
Appliances approved.....	39
Appliances dismissed, disapproved or withdrawn....	23
Rules approved.....	3
Rules disapproved or rescinded.....	0
MISCELLANEOUS ACTIONS.	
Requests to reopen granted.....	190
Requests to reopen denied.....	23
Requests to amend granted.....	45
Requests to amend denied.....	0
Requests for modification granted.....	13
Requests for modification denied.....	3
Requests to rescind granted.....	4
Requests to rescind denied.....	0
Requests for extension of time granted.....	38
Requests for extension of time denied.....	3
Requests for extension of permit granted.....	11
Requests for extension of permit denied.....	1
Requests to install granted.....	0
Requests to install denied.....	0
Plans approved.....	28
Plans disapproved.....	1
Administrative requests granted.....	0
Administrative requests denied or withdrawn.....	0
Interpretations	5
Requests withdrawn or dismissed.....	2
Total	1583

WARNING

Notice is hereby given to all petitioners, appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the board, each case being set down by Calendar Number and premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the

offices of the board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the board is to dispose of all cases promptly, for the reason that the pendency of an appeal or petition ties the hands of the administrative official in enforcing his order; therefore, no appeal or petition will be allowed to be hung up by reason of failure of the appellant or petitioner to file necessary data, or by any other method of delay.

Sixth, That no appeal, application or petition will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal, application or petition forms.

BOARD OF STANDARDS AND APPEALS,

Room 1001, Municipal Building,
New York City.

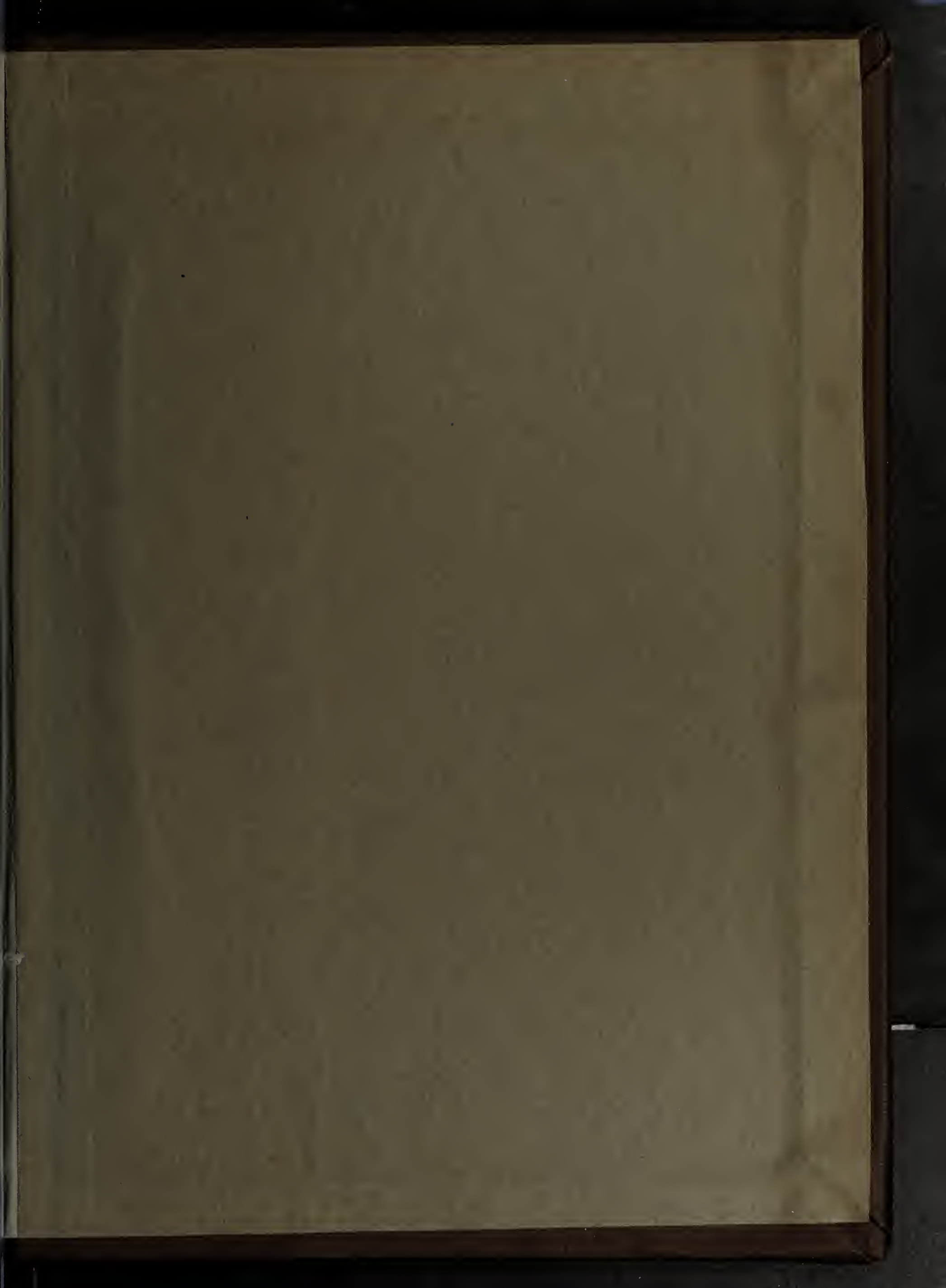
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